









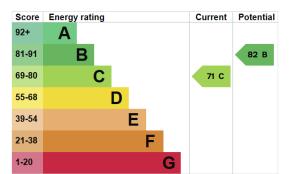


Book a Viewing

Call: 01243 861344

Email: Sales@ClarkesEstates.co.uk

27 Sudley Road, Bognor Regis, PO21 1EW





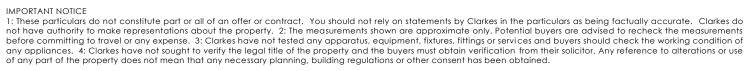














Asking Price £335,000 **Freehold**

6 Park Drive, Yapton, BN18 0JF







http://www.clarkesestates.co.uk

01243 861344



What the agent says... " Material Information:

Park Drive is an attractive street in Yapton located approx. 400 metres from the Village Centre and its parade of shops and Village Green.

The property is a well presented 3-bedroom semidetached family home dating from the 1930's with the traditional features of large rooms and bay windows.

The accommodation comprises hall stairs landing, large lounge with square arch to a separate diner, kitchen, and a side extension suitable for use as either a utility or study, and an attached garage to the side.

Upstairs are 2 double bedrooms, a good-sized single bedroom and large family bathroom with separate shower cubicle.

The property includes double glazing, gas central heating and has an usually large rear garden measuring a whopping 22 x 9.25 metres. The garden is enclosed by tall fencing, has both a wooden shed and a masonry outhouse, and patio. It is mostly laid out to lawn.

To the front is off-road parking in front of the garage and the garden is enclosed by fencing and a low-level wall.

Viewings are strongly recommended.

Council Tax: Arun District Council Band D Property Type: Purpose built house Property Construction: Standard

Electricity Supply: Mains Water Supply: Mains Sewerage: Mains

Heating: Gas central heating

Broadband: None

Parking: Garage and driveway

Restrictions: None

On 11/12/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	15 mbps	1 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	✓	1000 mbps	1000 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Good	Good	Good	Good
Three	Variable	Variable	Good	Good
O2	Variable	Variable	Good	Good
Vodafone	Limited	Limited	Limited	Limited

Anti Money Laundering checks at £36 Per Purchaser will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

- 1930s semi-detached house
- 3 Bedrooms
- Bay windows
- Garage and Driveway
- Large rear garden
- Close to village centre





Accommodation

Hall - 1.82m x 3.92m (5'11" x 12'10")

Lounge - 4.58m x 3.49m (15'0" x 11'5")

Dining Room - 3.93m x 3.03m (12'10" x 9'11")

Kitchen - 3.93m x 3.02m (12'10" x 9'10")

Utility Room - 5.64m x 2.22m (18'6" x 7'3")

Bedroom 1 - 4.77m x 3.21m (15'7" x 10'6")

Bedroom 2 - 3.99m x 3.2m (13'1" x 10'5")

Bedroom 3 - 2.67m x 2.13m (8'9" x 6'11")

Bathroom - 3.25m x 1.84m (10'7" x 6'0")

