



Clarkes

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Asking Price

£335,000

Freehold

6 Park Drive, Yapton, BN18 0JF



Book a Viewing

Call: 01243 861344
Email: Sales@ClarkesEstates.co.uk
27 Sudley Road, Bognor Regis, PO21 1EW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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IMPORTANT NOTICE
1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

<http://www.clarkesestates.co.uk>

01243 861344



- 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")



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.

