



Offers In
Excess Of
£375,000
Freehold

3x  2x  2x 

Roemead Drive, Yapton,
Arundel, West Sussex,
BN18

cubitt & west
Helping you move forwards



Main features

- Immaculate detached home with modern kitchen/diner, opening out onto a family garden
- Utility Room
- Good sized drive way
- Set on a small, quiet estate in the heart of Yapton village.
- Remainder of NHBC warranty in place

Accommodation

GROUND FLOOR

Lounge: 15'0 x 11'4 (4.58m x 3.46m)
 Kitchen / Diner: 16'1 x 13'1 (4.91m x 3.99m)
 Utility Room: 8'6 x 3'4 (2.59m x 1.02m)
 Ground Floor WC

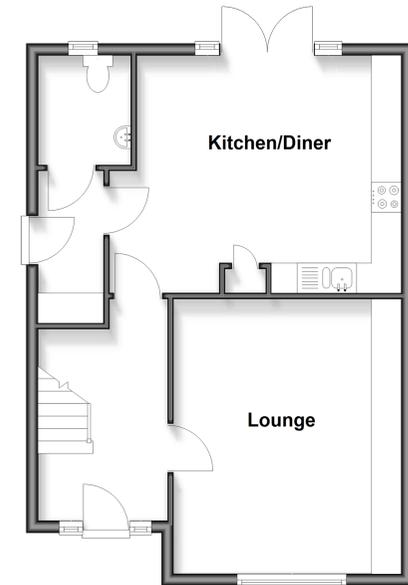
FIRST FLOOR

Bedroom 1: 10'3 x 10'2 (3.13m x 3.10m)
 En Suite Shower: 7'4 x 4'3 (2.24m x 1.30m)
 Bedroom 2: 11'3 x 10'11 (3.43m x 3.33m)
 Bedroom 3: 10'11 x 8'2 (3.33m x 2.49m)
 Bathroom: 7'5 x 6'7 (2.26m x 2.01m)

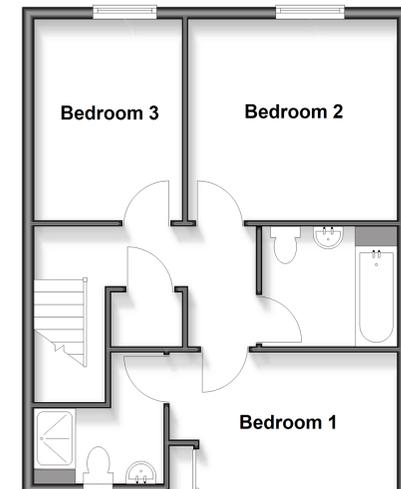
OUTSIDE

Front & Rear Garden
 Garage
 Off-Road Parking

Ground Floor
 Approx. 50.9 sq. metres (547.5 sq. feet)



First Floor
 Approx. 50.9 sq. metres (547.5 sq. feet)



Call Arundel - 01903 884420 ■ cubittandwest.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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