



Guide Price
£600,000

Freehold

4x  3x  2x 

**Burdell Road, Yapton,
Arundel, West Sussex,
BN18**

OVER 60?

Secure this property
for up to **59% less!**

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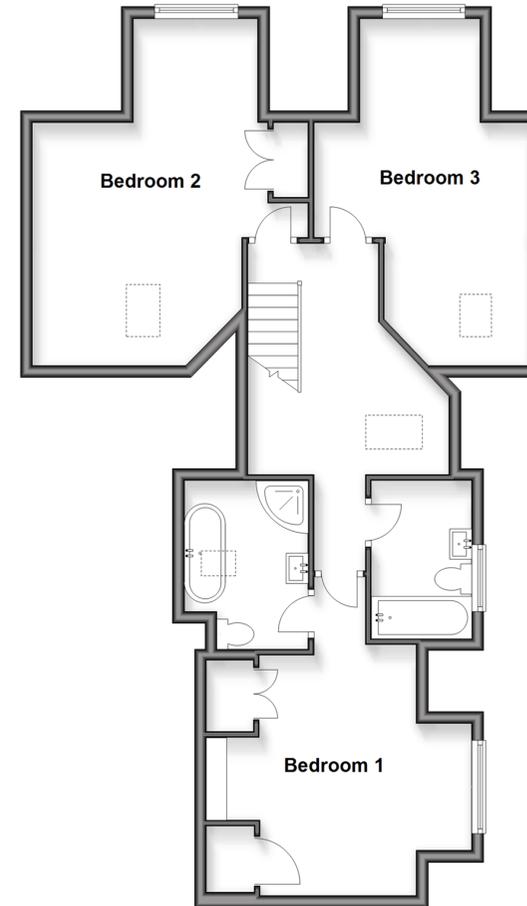
Ground Floor

Approx. 126.3 sq. metres (1359.1 sq. feet)



First Floor

Approx. 75.2 sq. metres (809.7 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Kitchen/ Dining/ Family Area: (L-shaped)
28'1 x 25'4 (8.57m x 7.73m) plus 18'9 x
9'0 (5.72m x 2.75m)

Utility Room : 12'9 x 7'1 (3.89m x 2.16m)

Study : 7'1 x 4'8 (2.16m x 1.42m)

Lounge : 16'0 x 13'10 (4.88m x 4.22m)

Bedroom 4: 11'8 x 10'10 (3.56m x 3.30m)

En Suite Shower Room : 5'5 x 5'2 (1.65m x
1.58m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 18'4 x 12'2 (5.59m x 3.71m)

En Suite Bathroom : 8'10 x 6'9 (2.69m x
2.06m)

Bedroom 2: 17'8 x 13'7 (5.39m x 4.14m)

Bedroom 3: 18'5 x 15'1 (5.62m x 4.60m)

Bathroom: 8'8 x 5'11 (2.64m x 1.80m)

OUTSIDE

Driveway with EV Charging

Rear Garden with Patio



Main features

- Spacious with over 2100 sq ft of immaculately presented living space
- Open plan kitchen, dining and family area with feature log burner creating a cosy atmosphere
- Flexible living, potential for self contained annex or home business with separate private access
- Secure private, gated driveway with off road parking and EV charging point
- Pretty rear garden with patio for outside dining



Nearest Schools

Primary Schools: Yapton CofE Primary 0.6 miles, St Mary's CofE Primary 1.5 miles, Barnham Primary 2.0 miles

Secondary Schools: St Philip Howard Catholic High School, The 2.1 miles, Felpham Community College 2.8



Transport Information

Train Stations: Ford 1.3 miles, Barnham 1.9 miles, Littlehampton 2.5 miles



Address

Burndell Road, Yapton, Arundel, West Sussex, BN18



Directions

For directions to this property please contact us.



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- 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

EPC RATING CURRENT: **C(71)** POTENTIAL: **C(79)**

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