



Panorama View, Cinders Lane, Yapton, BN18 0XP

Freehold

- A Three Bedroom Detached Family Home
- NHBC approx. 6 years left
- En-Suite to Primary Bedroom
- South-Facing Garden
- Stunning Views Overlooking Open Fields
- Garage & Driveway
- Air Source Heat Pump
- Located in a Quiet Residential Area
- Within Walking Distance to Local Amenities
- Approx. 1188 sq. ft (110 sq. m)

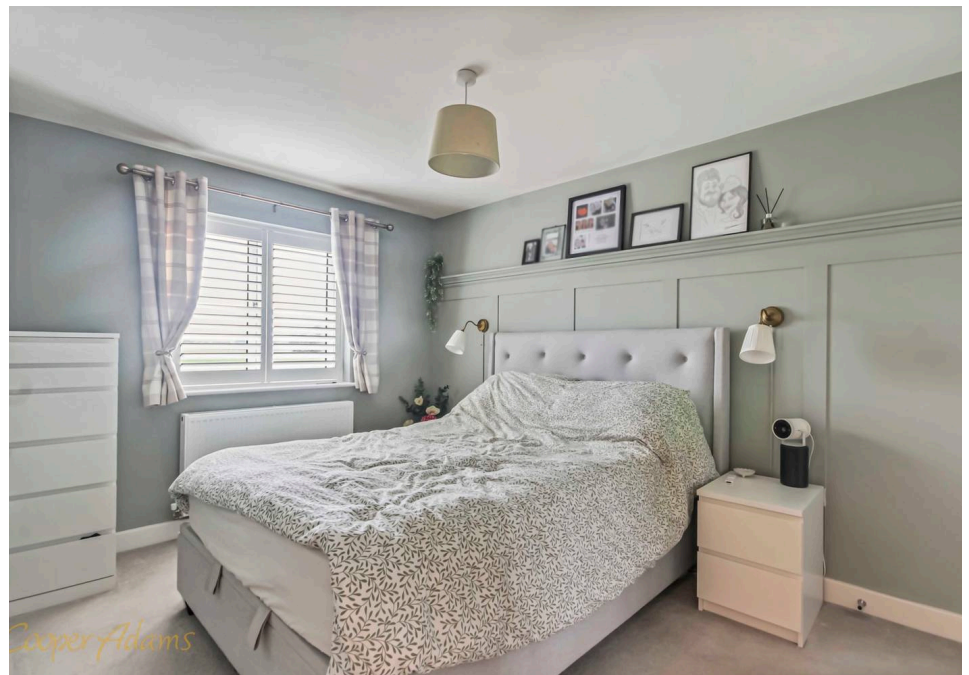
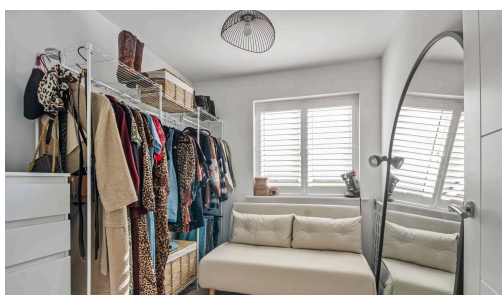
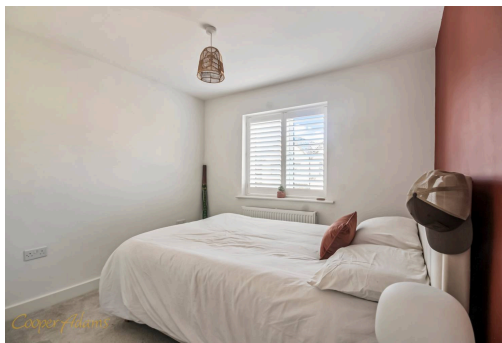
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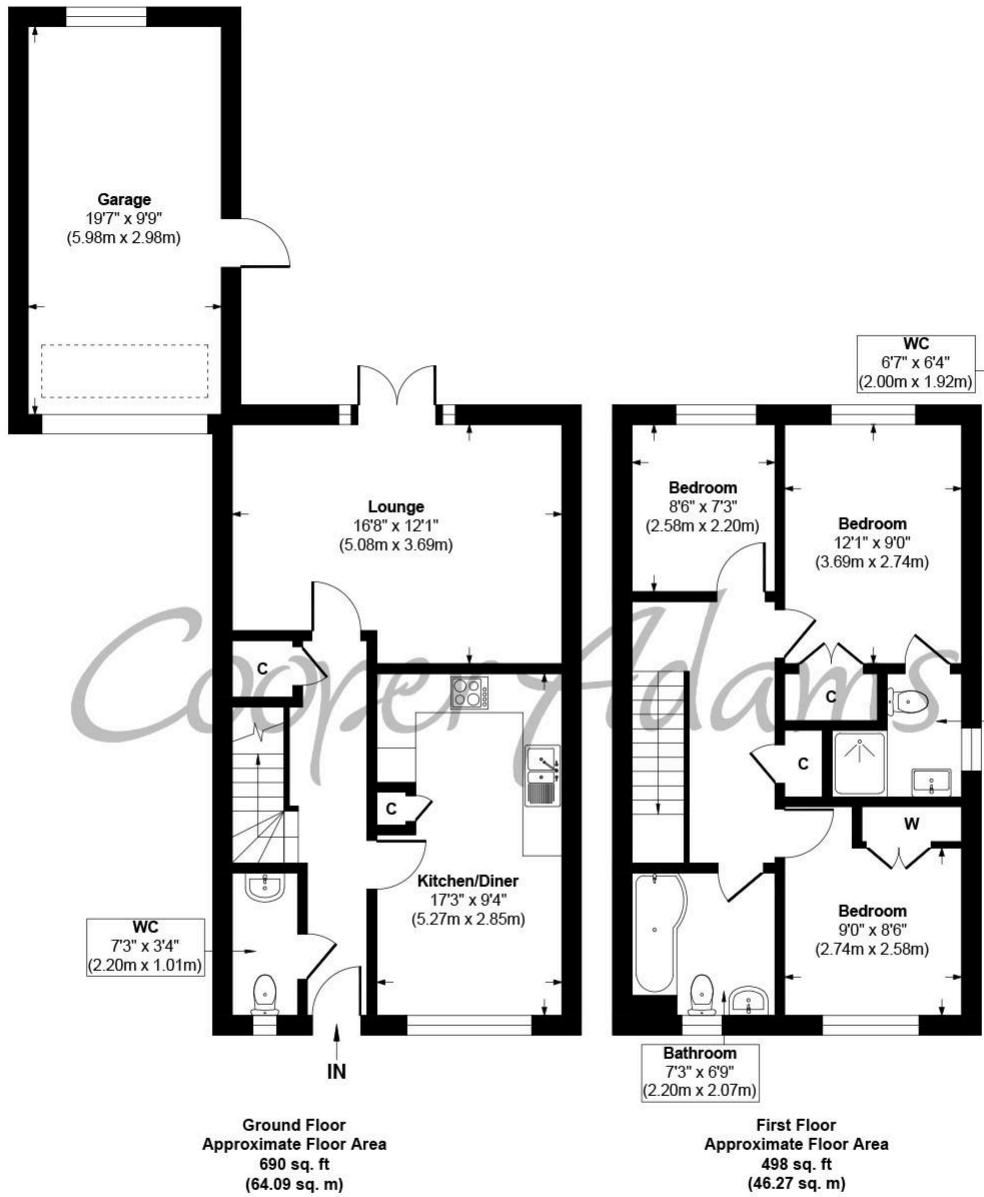
This beautifully presented detached family home offers stylish, well-proportioned accommodation ideally suited to modern living. The heart of the home is the stunning kitchen/diner, complete with integrated appliances and bespoke shutters, creating an excellent space for both everyday use and entertaining. To the rear, the living room features double doors opening onto the south-facing garden, enjoying truly stunning uninterrupted views over lush open fields, providing a peaceful and private outlook. A convenient cloakroom is located just off the entrance hall. Upstairs there are three well-proportioned bedrooms, including a generous primary bedroom with en-suite. Further benefits include a garage and driveway offering ample off-road parking, an energy-efficient air source heat pump, and the reassurance of the remaining NHBC warranty. Situated within a quiet residential development, yet within easy reach of local amenities, this exceptional home is ideal for families and professionals alike.

The seller requires a 'Reservation Agreement' to protect serious buyers as they proceed to exchange of contracts.



Yapton is a charming West Sussex village nestled between Arundel and the coast. Just 3 miles away lies the historic town of Arundel, famous for its medieval castle, riverside walks, independent shops, and great selection of pubs and eateries. Head 4 miles south and you'll reach Littlehampton, offering award-winning beaches, a lively seafront, shops, cultural events, and leisure options like golf and the WAVE Sports Centre.





Panorama View, Yapton
Approx. Gross Internal Floor Area 1188 sq. ft / 110.36 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale

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Council Tax band: D, EPC Energy Efficiency Rating: B, EPC Environmental Impact Rating: B

Material Information includes important facts that may affect a buyer's decision to view or buy, such as tenure, restrictions, utilities, construction, and other key details. Full information for this property is available at www.cooper-adams.com. We may offer buyer services and receive referral benefits - details on request. All content is copyright Cooper Adams. Details and floor plans are for guidance only and don't form part of any contract. Measurements are maximums including bays and alcoves. Floor plan sizes are approximate. Images, maps and plans are not to scale. Appliances/services not tested. Cooper Adams Estates Ltd, Bishopstone. Reg No: 07127482. VAT No: 982847172.

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