

OVER 60?

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



Guide Price

£550,000

Freehold

4x  2x  3x 

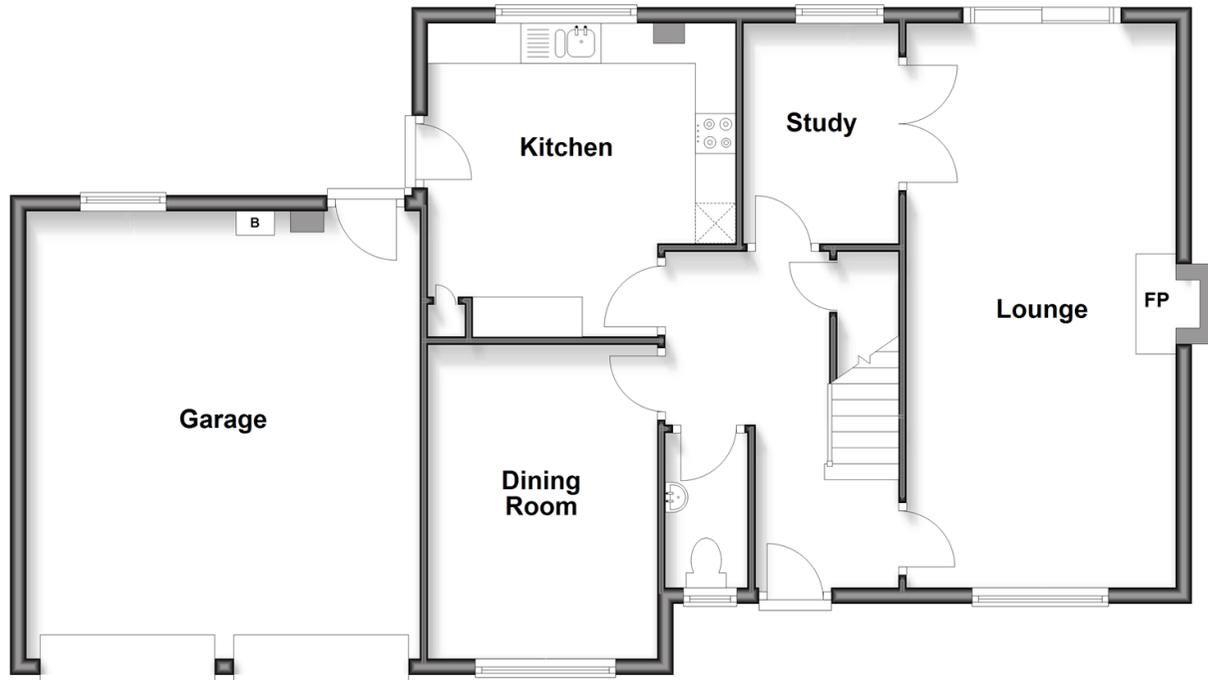
St. Mary's Meadow, Yapton, Arundel, West

Sussex, BN18

cubitt & west
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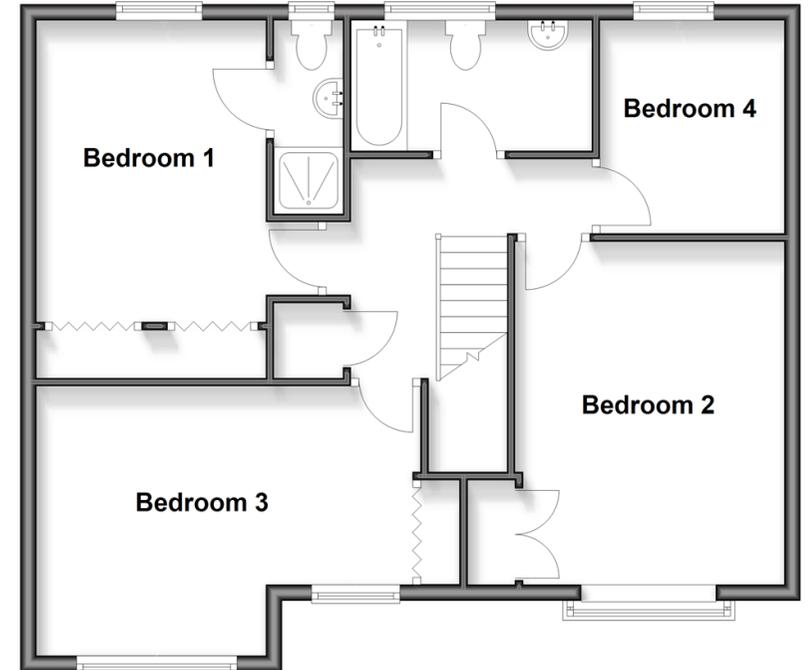
Ground Floor

Approx. 96.4 sq. metres (1037.7 sq. feet)



First Floor

Approx. 68.6 sq. metres (737.9 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Dining Room: 12'10 x 9'5 (3.91m x 2.87m)

Kitchen: 12'10 x 12'7 (3.91m x 3.84m)

Cloakroom

Lounge: 23'4 x 11'0 (7.12m x 3.36m)

Study: 8'11 x 6'5 (2.72m x 1.96m)

FIRST FLOOR

Landing

Bedroom 1: 12'7 x 9'6 (3.84m x 2.90m)

En-suite Shower Room

Bedroom 2: 15'7 x 11'0 (4.75m x 3.36m)

Bedroom 3: 13'9 x 11'2 (4.19m x 3.41m)

Bedroom 4: 9'0 x 7'9 (2.75m x 2.36m)

Bathroom

OUTSIDE

Front and Rear Gardens

Double Garage



Main features

- Double aspect lounge with doors opening onto the rear garden
- Main bedroom with en suite
- 5th bedroom/study
- Double garage and off road parking
- Peaceful cul de sac location close to shops, schools, Barnham train station, Climping Beach and the South Downs



Nearest Schools

Primary Schools: Yapton CofE Primary 0.1 miles; Barnham Primary 1.5 miles; Walberton and Binsted CofE Primary, 1.6 miles

Secondary Schools: St Philip Howard Catholic High



Transport Information

Train Stations: Barnham 1.4 miles, Ford 1.5 miles, Littlehampton 2.9 miles



Address

St. Mary's Meadow, Yapton, Arundel, West Sussex, BN18



Directions

For directions to this property please contact us.





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Call Arundel Branch 01903 884420 ■ [cubittandwest.co.uk](https://www.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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

EPC RATING	CURRENT:	POTENTIAL:
	C(69)	B(81)

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