



Guide Price
£530,000

Freehold

3x  2x  1x 

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

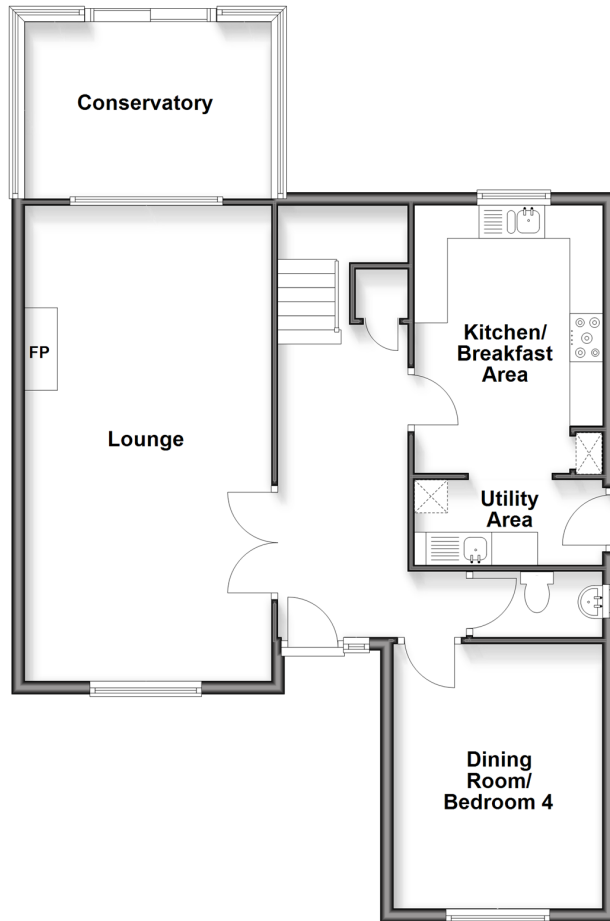
OVER 60?

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

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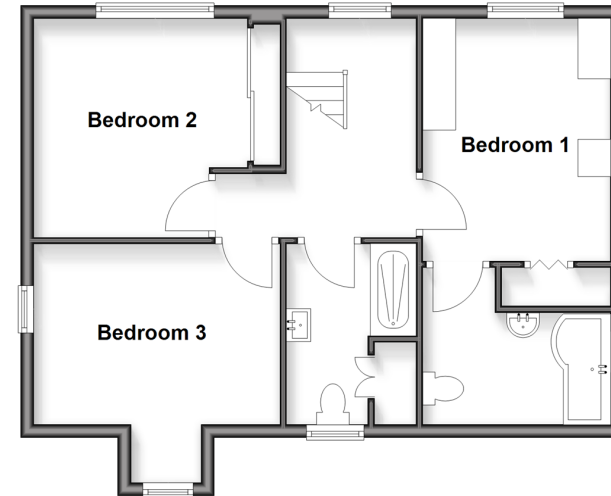
Ground Floor

Approx. 83.6 sq. metres (899.4 sq. feet)



First Floor

Approx. 55.1 sq. metres (592.9 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Dining Room / Bedroom 4: 11'0 x 10'6 (3.36m x 3.20m)

Cloak Room: 6'6 x 5'2 (1.98m x 1.58m)

Kitchen / Breakfast Room: 13'2 x 9'4 (4.02m x 2.85m)

Utility Area: 9'5 x 4'4 (2.87m x 1.32m)

Lounge: 23'8 x 12'5 (7.22m x 3.79m)

Conservatory: 12'3 x 7'8 (3.74m x 2.34m)

FIRST FLOOR

First Floor Landing

Bedroom 1: 12'2 x 9'5 (3.71m x 2.87m)

En Suite Bathroom: 8'0 x 5'5 (2.44m x 1.65m)

Bedroom 2: 12'3 x 9'1 (3.74m x 2.77m)

Bedroom 3: 12'5 x 10'10 (3.79m x 3.30m)

Shower Room: 10'7 x 5'11 (3.23m x 1.80m)

OUTSIDE

Front & Rear Gardens

Shed: 10'0 x 7'0 (3.05m x 2.14m)

Double Garage & Drive: 18'3 x 16'10 (5.57m x 5.13m)



Main features

- Attractive detached home with classic Sussex detailing and flexible living spaces
- Generous living room, conservatory and kitchen breakfast room
- Versatile ground floor dining room / bedroom 4, or home office potential
- Private sunny rear garden, ideal for outdoor dining and relaxing



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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■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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