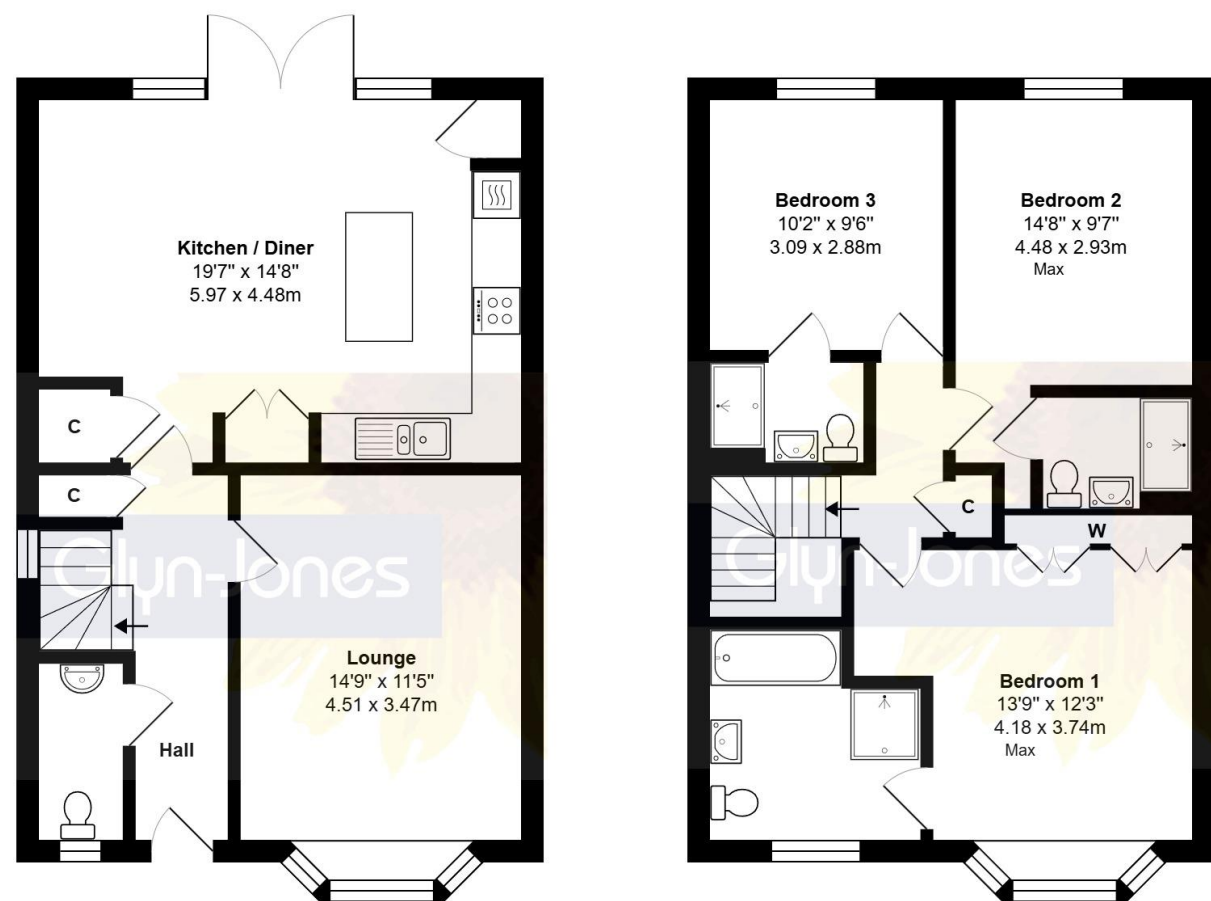


14 Horseshoe Way, Yapton,
Arundel, West Sussex BN18 0XR
£480,000 Freehold

Glyn-Jones



Total Area: 1194 ft² ... 110.9 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by 1st Image 2026

Energy Efficient Rating: B | Council Tax Band: E

We recommend you have this verified by your legal representative at your earliest convenience.

WITH OVER...



At an Average
rating of

4.9/5 ★★★★★

Glyn-Jones

Littlehampton Office
01903 739000

littlehampton@glyn-jones.com

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Nearly New Three-Bedroom Detached Home | CHAIN FREE | All Bedrooms With En-Suite Bathrooms | Garage + Driveway | Beautifully Landscaped Rear Garden | Upgraded Features Throughout | Spacious Entrance Hall | Impressive Kitchen/Dining Room - Integrated Appliances, Kitchen Island, Patio Doors To Garden, Storage Cupboard | Bay Fronted Living Room | Downstairs Cloakroom | Downstairs Storage Cupboard | Three Well Proportioned Bedrooms - All With En-Suites - Bay Fronted Master Bedroom With Bath + Separate Shower En-Suite | Rear Garden With Mature Planting, Outdoor Power + Seating Areas | EV Charging | Close To Amenities + Transport Links | Village Location | Viewing Highly Advised

Glyn-Jones & Company are pleased to present to the market this superb, nearly new three-bedroom detached home, offering an impressive combination of contemporary living, high-quality upgrades and excellent practical features. Offered to the market CHAIN FREE, this beautifully presented property has been thoughtfully enhanced throughout by the current owners and is ready to move straight into.



At an Average rating of

4.9/5 ★★★★★



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£480,000



Outside, the property continues to impress with a beautifully landscaped garden featuring mature planting, paved areas and useful outdoor power, making the garden equally suited to relaxing and entertaining. To the front is a driveway providing parking directly in front of the detached garage, while an electric vehicle charging point is already installed, offering a future-proofing feature increasingly sought after by modern homeowners.

Having been upgraded throughout and maintained to a high standard, this is a home that combines the advantages of a modern development with the finish and attention to detail normally associated with a much more established property. The combination of three en-suite bedrooms, upgraded features such as wall panelling, a stunning landscaped garden, garage, driveway and chain-free status makes this a particularly compelling opportunity.

Horseshoe Way is situated in the village of Yapton, offering a peaceful residential setting while remaining conveniently placed for the village's everyday amenities. Yapton has a good range of local facilities including shops, a primary school, pharmacy and medical services and local bus routes while the neighbouring village of Barnham provides a mainline railway station. The surrounding area offers easy access to the coast, countryside and larger towns including Littlehampton, Bognor Regis and Arundel, with the A27 and A259 providing wider road connections.

The property comprises a spacious entrance hall leading through to the standout feature of the home: the impressive kitchen/diner. The kitchen is fitted with a range of appliances, including an integrated dishwasher, hob, oven, fridge/freezer and benefits from a stylish central island. A particularly useful addition is the pop-up charging station incorporated into the island, providing convenient access to power for phones, tablets and other devices while keeping the worktops uncluttered. The dining area offers plenty of room for a large dining table, allowing for family meals and entertaining. The large patio doors open out onto the beautifully landscaped rear garden, making this a particularly enjoyable space in the warmer months. A large storage cupboard completes this room. The generous lounge provides a comfortable separate reception space, with a feature bay window. A downstairs cloakroom and cupboard complete this floor.

Upstairs, there are three very well-proportioned bedrooms, all complemented by their own en-suite facilities, making this an especially appealing home for families or those looking for excellent privacy and convenience. The principal bedroom is further enhanced by its attractive proportions, bay window and large en-suite with both a bath and separate shower.

