

Total Area: 1950 ft² ... 181.2 m² (Includes Double Garage & Summer House, Excludes Garden)

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 Jtm 2025

Council Tax Band - F
Energy Efficiency Rating - C
Tenure – Freehold

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

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At an Average rating of 4.9/5

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 carpet and furnishings. Buyers are advised that we use a specialist third-party service to verify your identity in accordance with HMRC guidelines. The cost of these checks are £48 including VAT for a single purchaser and £60 including VAT for two or more buyers in total, which must be paid in advance when an offer is agreed and prior to a sales memorandum being issued. This fee is non-refundable. Glyn-Jones and Company may from time to time receive referral fees from businesses we recommend, including for financial services advise and conveyancing, these fees may range from £50 to a maximum of £200 plus VAT.

Littlehampton Office
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20 St. Mary's Meadow, Yapton, Arundel, West Sussex, BN18 0EE

£695,000 - Freehold



Glyn-Jones and Company are delighted to offer a fantastic opportunity to offer for sale this stunning and spacious detached family house located in a peaceful cul-de-sac off Church Road. Boasting an impressive layout, this property offers versatile living arrangements that are sure to meet the needs of any discerning buyer.

Upon entering, you are greeted by a welcoming reception hall leading to a cloakroom, double aspect sitting room, dining room with bi-fold doors with a sun awning above opening to the outside, well-appointed kitchen, and a versatile office or potential 5th bedroom. The kitchen features cream fronted units, ample space for appliances, a breakfast bar area, and a convenient door leading to the outside.

Upstairs, you will find four generous double bedrooms, with the master bedroom benefiting from its own en suite shower room. The large family bathroom presents a modern suite, perfect for relaxation and comfort.

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Outside, the south-facing rear garden is a true delight, landscaped to perfection with an extended patio terrace for entertaining, mature shrubs, plant borders, a pond, vegetable growing beds, manicured lawns, and a charming timber-framed summer house with power and light. Additionally, there is a side gate providing access to the double garage.

The front of the property boasts an open plan lawn with attractive plant borders and a block paved driveway offering off-road parking and access to the double garage. The double garage has electric doors, power and a pitched roof providing excellent storage space.

A further attribute to the property is the addition of solar panels.

St Mary's Meadow is a delightful cul-de-sac off Church Street located in the serene village of Yapton, just a stone's throw away from the historic church. Nestled in a peaceful residential area, this home offers a tranquil atmosphere ideal for relaxation. Conveniently situated, this property is within easy reach of essential amenities such as shops, schools, and public transport links, including the nearby Barnham station offering direct trains to London Victoria. The bustling towns of Chichester and Arundel are also just a short distance away, providing an array of leisure, shopping, and dining options. Nature lovers will appreciate the proximity to Climping beach, a perfect spot for enjoying seaside strolls and picnics. For those yearning for the great outdoors, the picturesque countryside around The Downs offers opportunities for refreshing walks and outdoor activities. Sports enthusiasts can also enjoy the various events held at the renowned Goodwood estate.







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