

5 Donovan Way, Paddock View, Yapton, West Sussex, BN18 0ZR

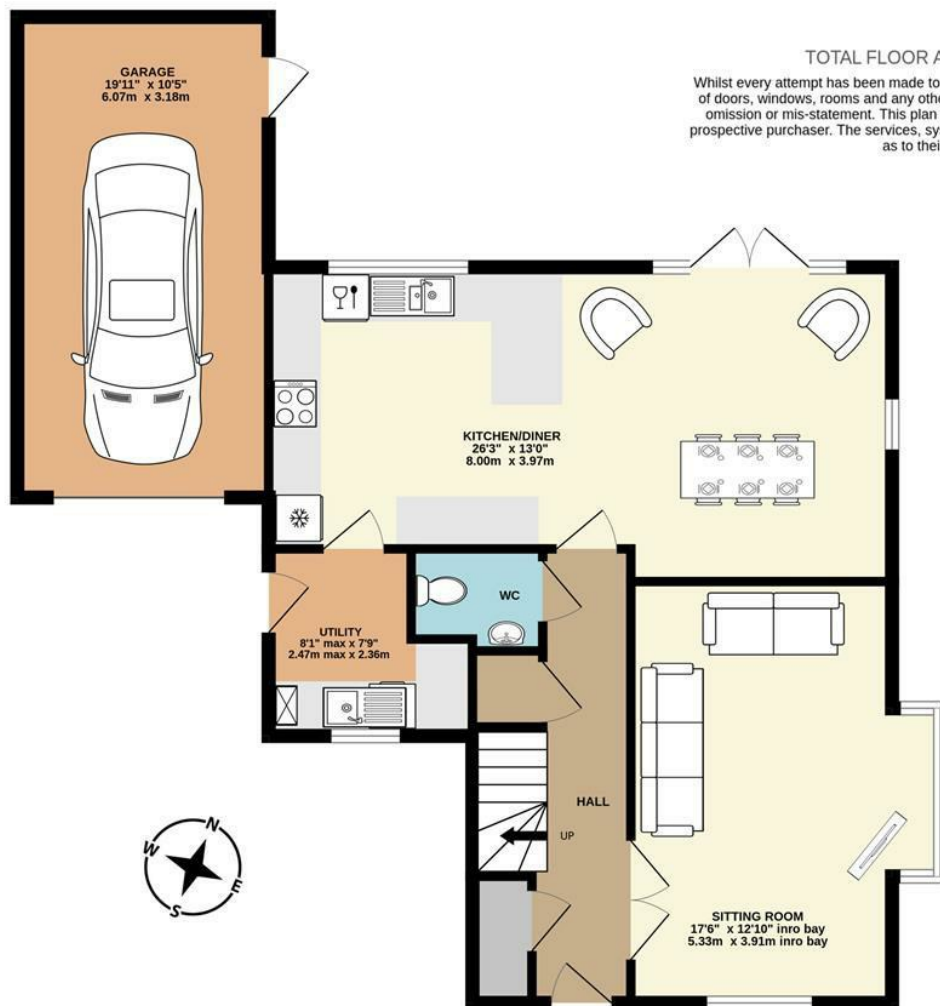
£525,000

Freehold

**FARNDILL**  
ESTATE AGENTS



GROUND FLOOR  
916 sq.ft. (85.1 sq.m.) approx.

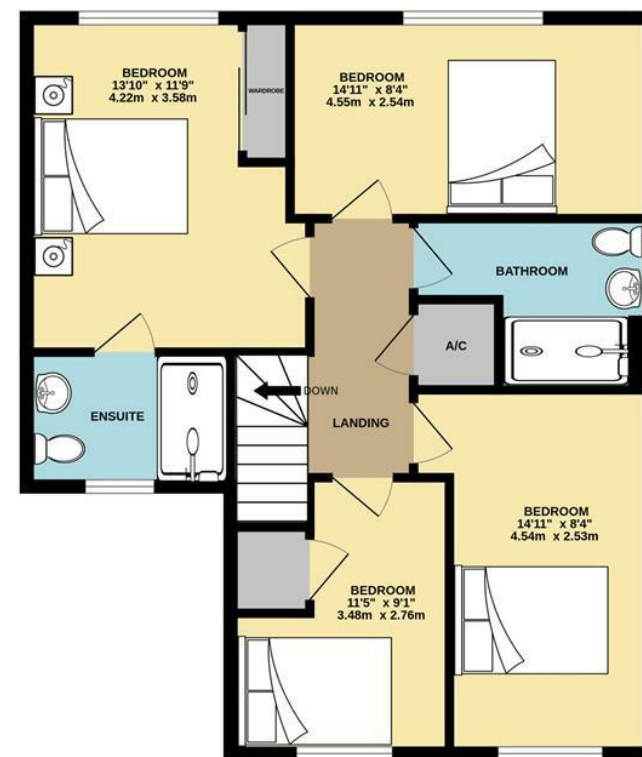


TOTAL FLOOR AREA : 1607 sq.ft. (149.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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1ST FLOOR  
691 sq.ft. (64.2 sq.m.) approx.

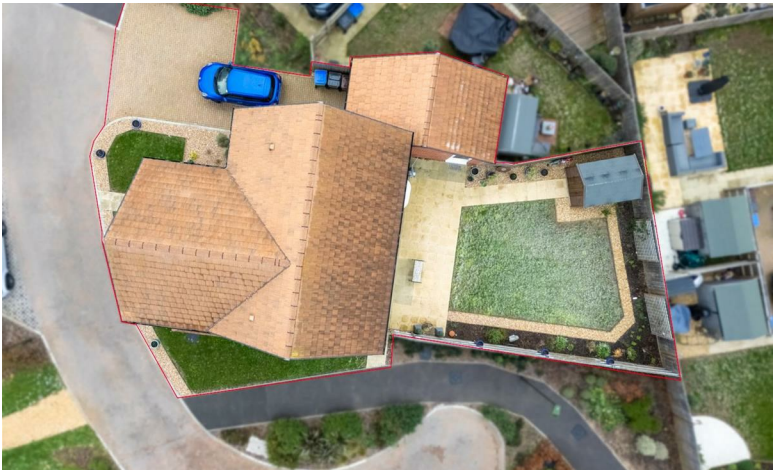


- Beautiful Detached Family House built in 2023
- Large Kitchen/Diner with doors to Rear Garden
- Separate Sitting Room
- 4 Double Bedrooms
- Family Shower Room, Ensuite and ground floor Cloakroom
- Lanscaped Front and Rear Gardens
- Driveway for 3 Cars and Garage with loft storage
- uPVC Double Glazing and Gas Central Heating providing EPC 'B' Rating
- Cul-de-Sac Location
- Offered for Sale with NO FORWARD CHAIN

The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

COUNCIL TAX BAND F

LOCAL AUTHORITY  
Arun District Council, Arun Civic Centre,  
Maltravers Road, Littlehampton,  
West Sussex, BN17 5LF  
Tel: 01903 737500





# FARNDSELL

## ESTATE AGENTS

79 Aldwick Road

Bognor Regis

West Sussex

PO21 2NW

01243 869991

[sales@farndells.com](mailto:sales@farndells.com)

<http://www.farndells.com>

### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>92</b> |
| (81-91) <b>B</b>                            | <b>85</b>                  |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Council Tax Band F