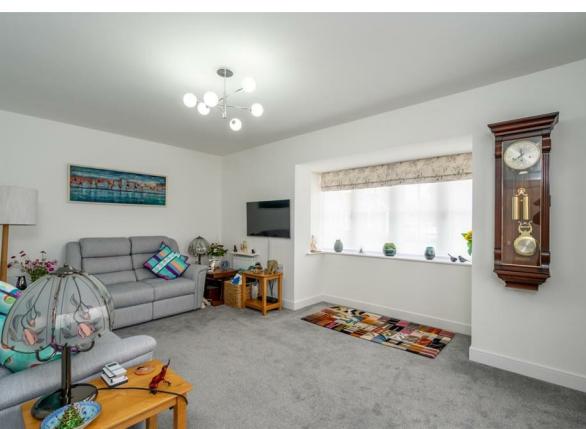


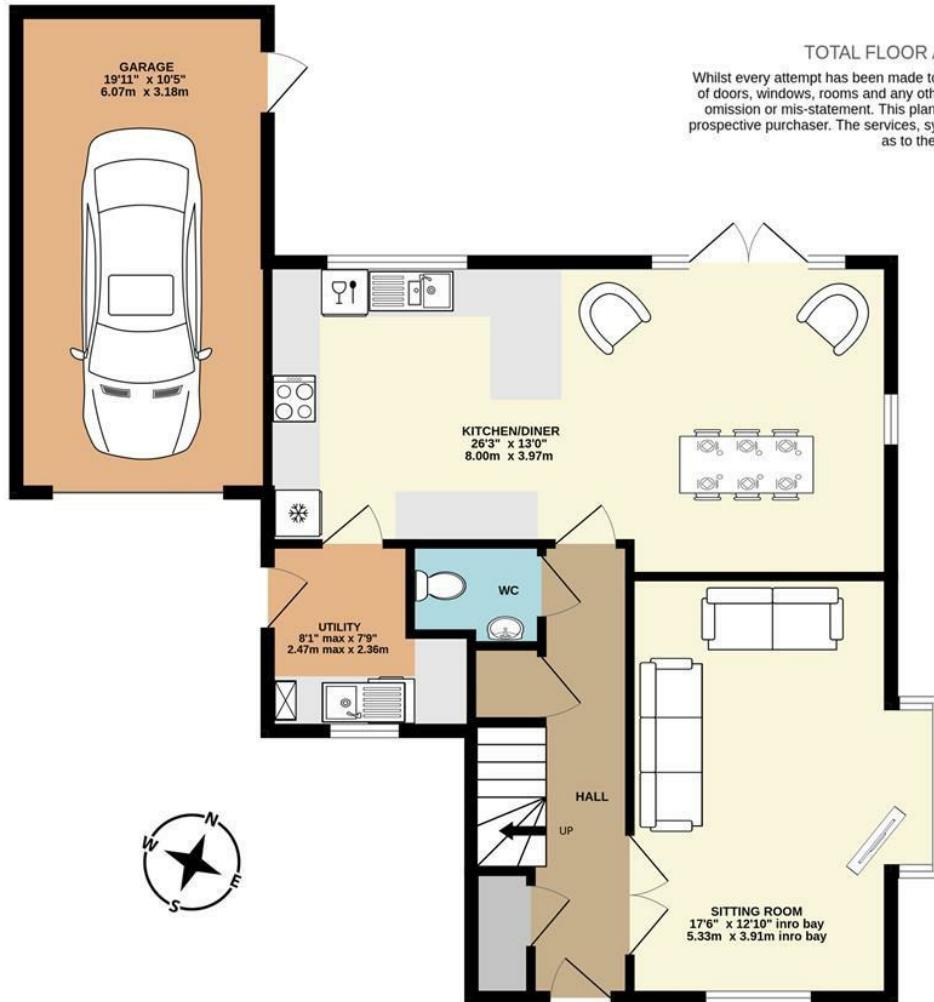
5 Donovan Way, Paddock View, Yapton, West Sussex, BN18 0ZR

£525,000

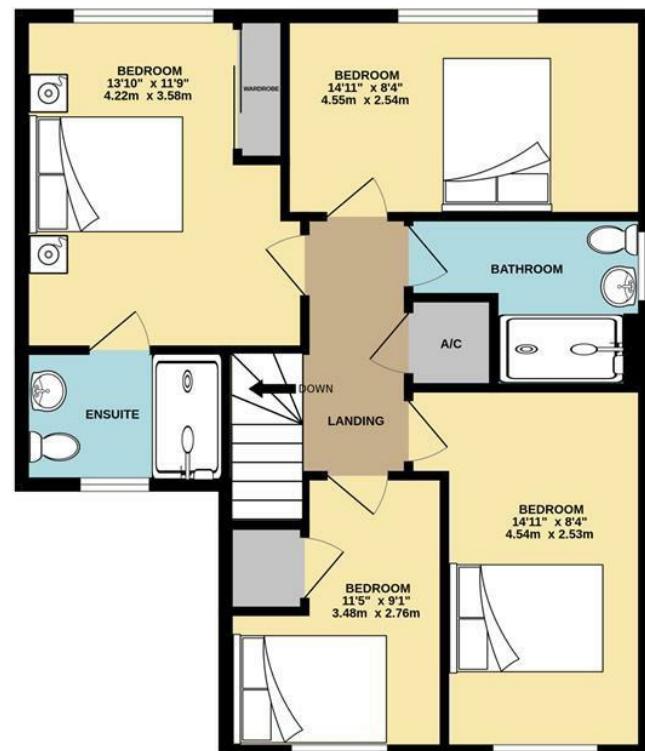
Freehold



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



1ST FLOOR  
691 sq.ft. (64.2 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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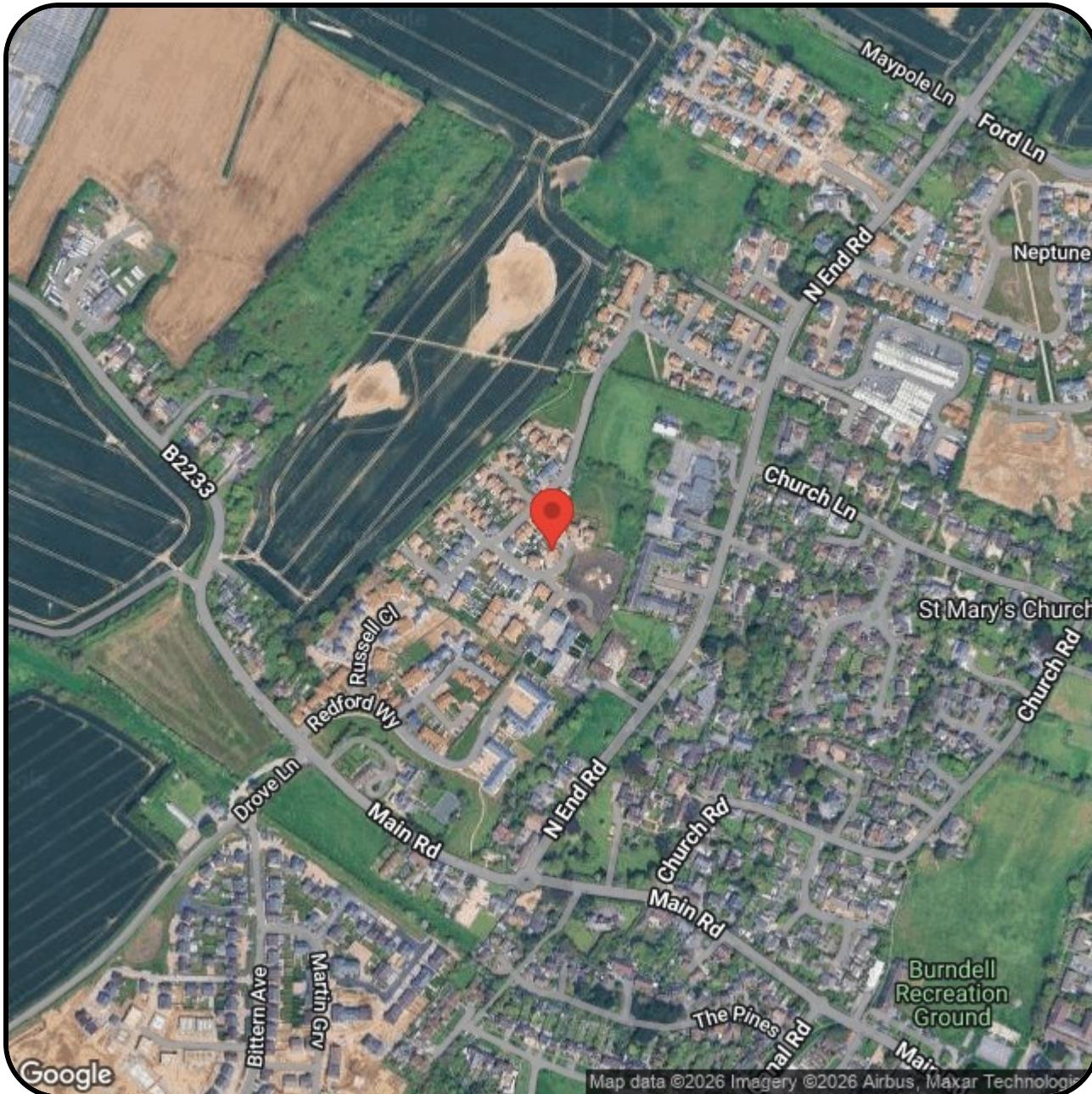
- Beautiful Detached Family House built in 2023
- Large Kitchen/Diner with doors to Rear Garden
- Separate Sitting Room
- 4 Double Bedrooms
- Family Shower Room, Ensuite and ground floor Cloakroom
- Landscaped Front and Rear Gardens
- Driveway for 3 Cars and Garage with loft storage
- uPVC Double Glazing 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





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

Council Tax Band F