



OVER 60?

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

Price

£350,000

Freehold

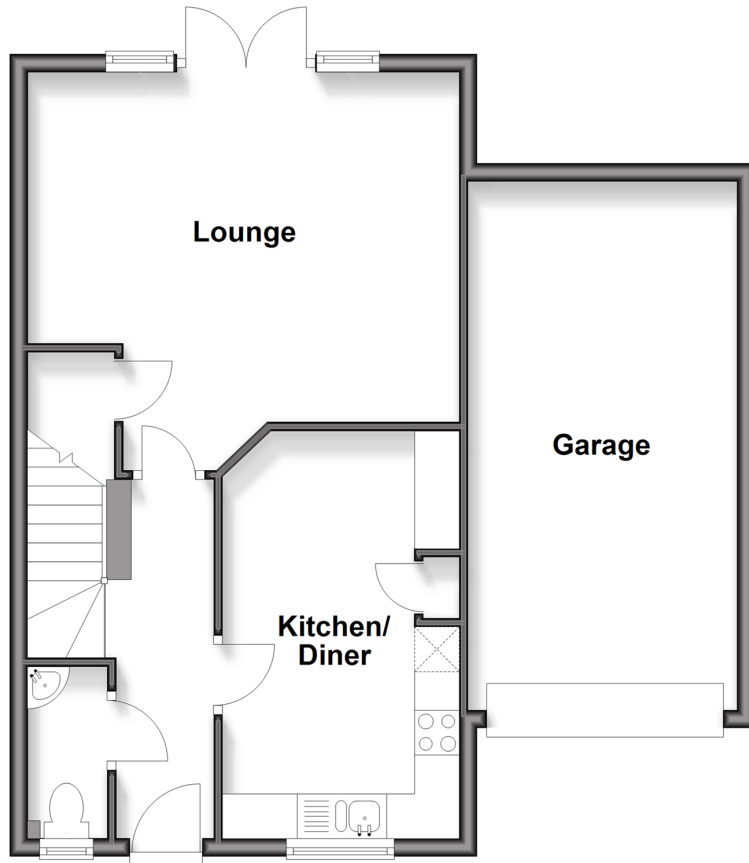
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**Fellows Gardens,
Yapton, Arundel, West
Sussex, BN18**

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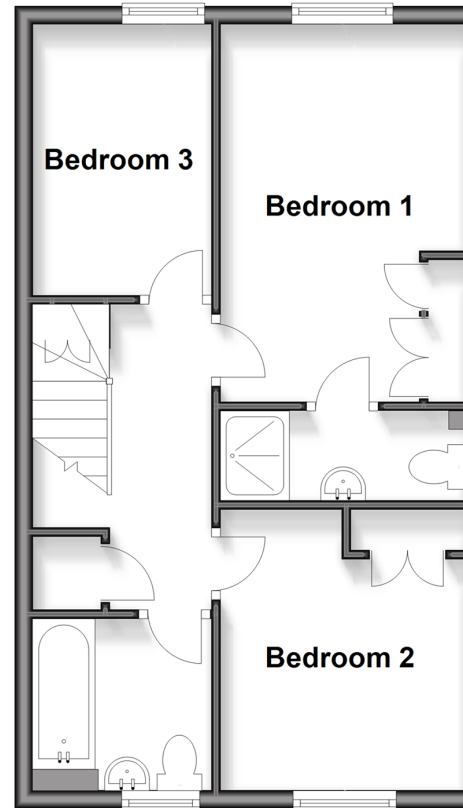
Ground Floor

Approx. 59.7 sq. metres (642.8 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.1 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen/ Diner: 14'6 x 8'9 (4.42m x 2.67m)

Lounge: 15'7 x 14'7 (4.75m x 4.45m)

FIRST FLOOR

Landing

Bedroom 1: 13'10 x 8'9 (4.22m x 2.67m)

En Suite Shower Room : 8'9 x 3'3 (2.67m x 0.99m)

Bedroom 2: 10'4 x 8'10 (3.15m x 2.69m)

Bedroom 3: 10'2 x 6'6 (3.10m x 1.98m)

Bathroom : 6'6 x 6'3 (1.98m x 1.91m)

OUTSIDE

Garage: 19'7 x 9'2 (5.97m x 2.80m)

Driveway

Front & Rear Garden



Main features

- Quiet Cul-de-sac location close to primary school, village shops and frequent bus route
- Modern kitchen with integrated oven and hob
- French doors opening from lounge onto good sized rear garden, ideal for entertaining
- En Suite shower room to principle bedroom
- Attached single garage with power and lighting with a private driveway for two further vehicles
- Neutrally decorated and ready to move in



Nearest Schools

Primary Schools: Yapton CofE Primary 0.7 miles, St Mary's CofE Primary 2.0 miles, Barnham Primary 2.4 miles

Secondary Schools: St Philip Howard Catholic High School 2.4 miles, Ormiston Six Villages Academy 3.5 miles,



Transport Information

Train Stations: Barnham 2.0 miles, Ford 2.7 miles, Littlehampton 3.4 miles



Address

Fellows Gardens, Yapton, Arundel, West Sussex, BN18



Directions

For directions to this property please contact us.



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■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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