



OVER 60?

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

Price

£450,000

Freehold

4x  2x  2x 

**Barley Lane, Yapton,
Arundel, West Sussex
BN18**

cubitt&west
Helping you move forwards



Main features

- **Spacious detached house with remaining NHBC guarantee in place**
- **Immaculately maintained with neutral decor & contemporary fixtures & fittings**
- **Boasts solar panels offering great fuel savings**
- **Ideal family home**
- **Good-sized, sunny rear garden**

Accommodation

GROUND FLOOR

Entrance Hall
 Study : 7'7 x 6'0 (2.31m x 1.83m)
 Cloakroom
 Kitchen/ Diner : 23'7 x 11'7 (7.19m x 3.53m)
 Lounge : 14'10 x 9'11 (4.52m x 3.02m)

FIRST FLOOR

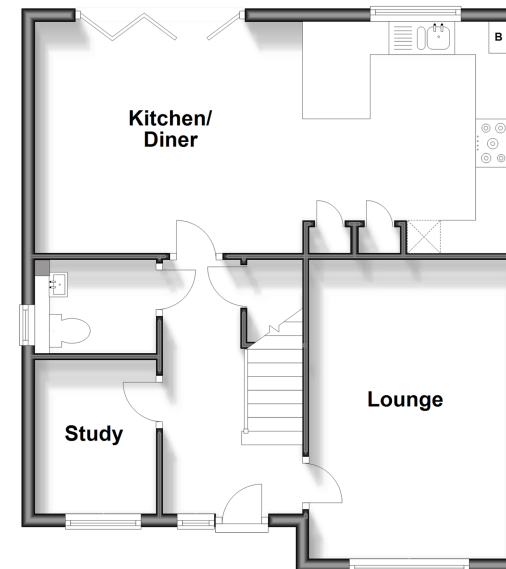
First Floor Landing
 Bedroom 1: 10'0 x 9'6 up to fitted wardrobes (3.05m x 2.90m)
 En-Suite Shower Room: 6'11 x 5'9 (2.11m x 1.75m)
 Bedroom 2: 13'3 at widest point (4.04m) narrowing to 9'9 at narrowest point (2.97m) x 9'3 (2.82m)
 Bedroom 3: 11'9 at widest point x 7'10 (3.58m x 2.39m)
 Bedroom 4: 11'7 x 7'9 (3.53m x 2.36m)
 Bathroom : 6'11 x 5'7 (2.11m x 1.70m)

OUTSIDE

Garage: 20'0 x 10'11 (6.10m x 3.33m)
 Driveway
 Front & Rear Gardens

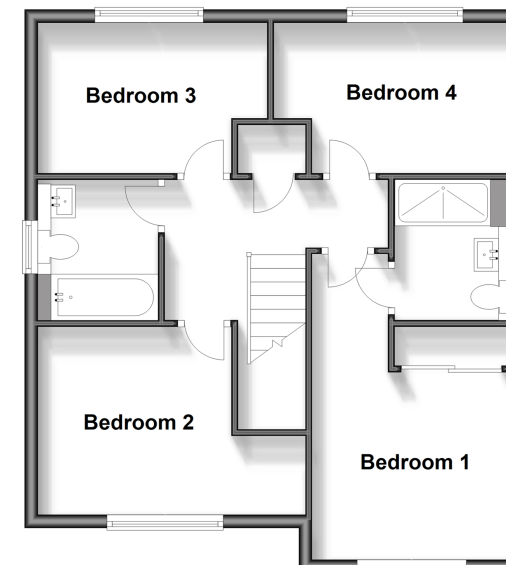
Ground Floor

Approx. 55.8 sq. metres (600.1 sq. feet)



First Floor

Approx. 55.8 sq. metres (600.1 sq. feet)



Call Arundel - 01903 884420 ■ cubittandwest.co.uk

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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