



6 Beam Close  
Yapton, Arundel  
West Sussex, BN18 0FT

Glyn-Jones  
& COMPANY

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Yapton, Arundel  
West Sussex, BN18 0FT

**£495,000**

A Beautifully Presented Four Bedroom  
Detached Family Home

Large Modern Open Plan  
Kitchen/Breakfast Room With Utility Area

Double Aspect Lounge/Diner

Separate Study/Dining Room

Impressive Open Stairwell

Four Good Sized Bedrooms

Master En Suite Shower Room And  
Further Family bathroom

Enclosed Walled Rear Garden

Open View To The Front Overlooking  
Small Woodland

Off Road Parking With Garage To The  
Side

Visitor Bay





We are delighted to offer this four bedroom DETACHED family home built by the renowned Charles Church situated in a Private Road in Yapton village.

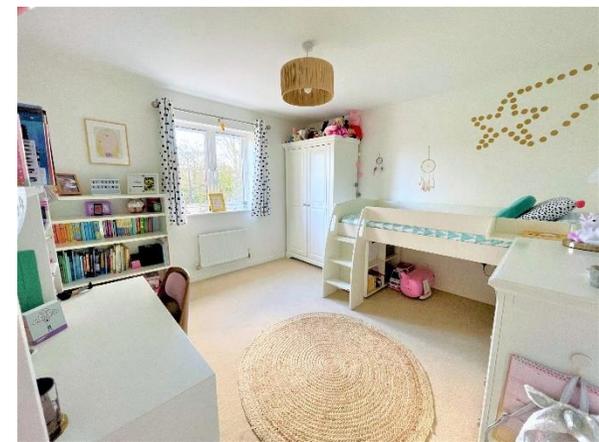
This property offers versatile accommodation for a growing family with a large modern kitchen/breakfast room and utility area, ideal for those family meals with French doors opening out onto the patio in the enclosed walled garden. From the main entrance hall is a striking galleried staircase and landing. The main sitting room is dual aspect with views over the gardens to the rear and the small woodland to the front.



There is a separate dining room/home office ideal for those working from home. On the first floor you will find four nice double bedrooms, the master with a modern en-suite shower room and a further family bathroom. The gardens to the rear are mainly laid to lawn and enclosed for security. A covered side passage adjacent to the garage provides useful additional storage space. The front garden is again mainly laid to lawn with shrubs and bushes. The driveway provides off road parking with the addition of a garage and visitor parking is available opposite.



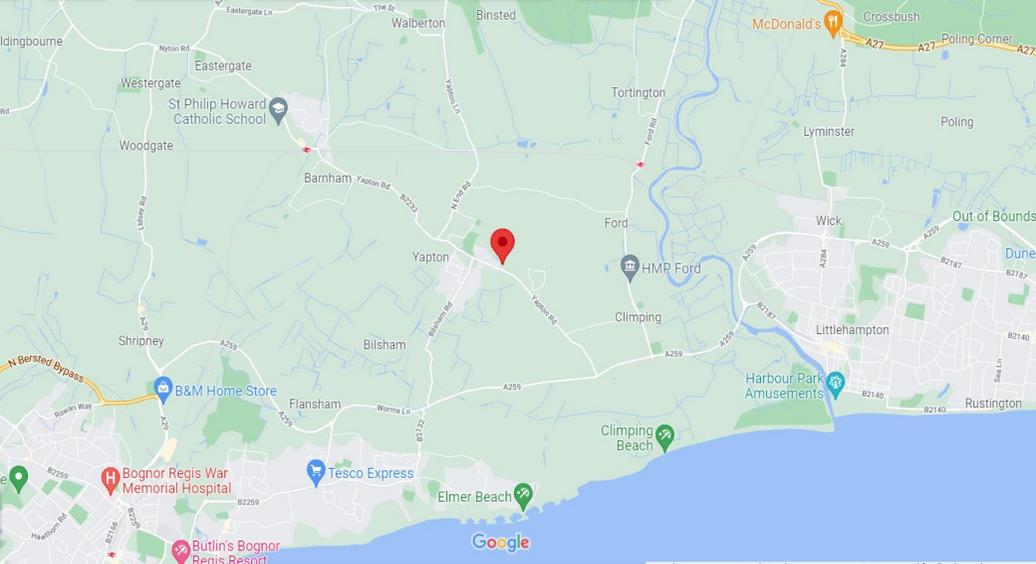
This property is offered in excellent order throughout and viewing is highly advised. We have an OPEN DAY on Saturday 19th February. Strictly by appointment only. Please call today so as not to miss your slot!



## Location

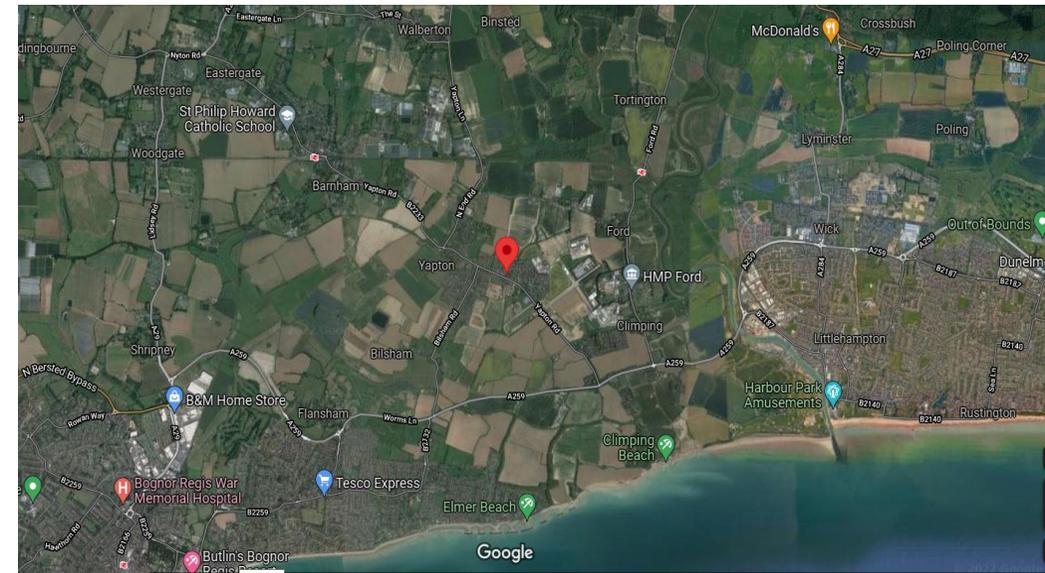
Yapton is perfectly situated in the semi-rural location of the 'Six Villages' nestled between the South Downs and the sea. Boasting large conservation areas and numerous listed buildings adding character and charm, the village is steeped in local history yet also makes way for modern living with new developments bringing a breath of fresh air.

Yapton offers a small selection of local amenities perfect for day-to-day needs including (yet not limited to) a convenience store, pharmacy and school. A range of more comprehensive facilities can be found within easy reach thanks to 4 different bus routes running through the village as well as Barnham or Ford train station a mere 5/7-minute drive away.

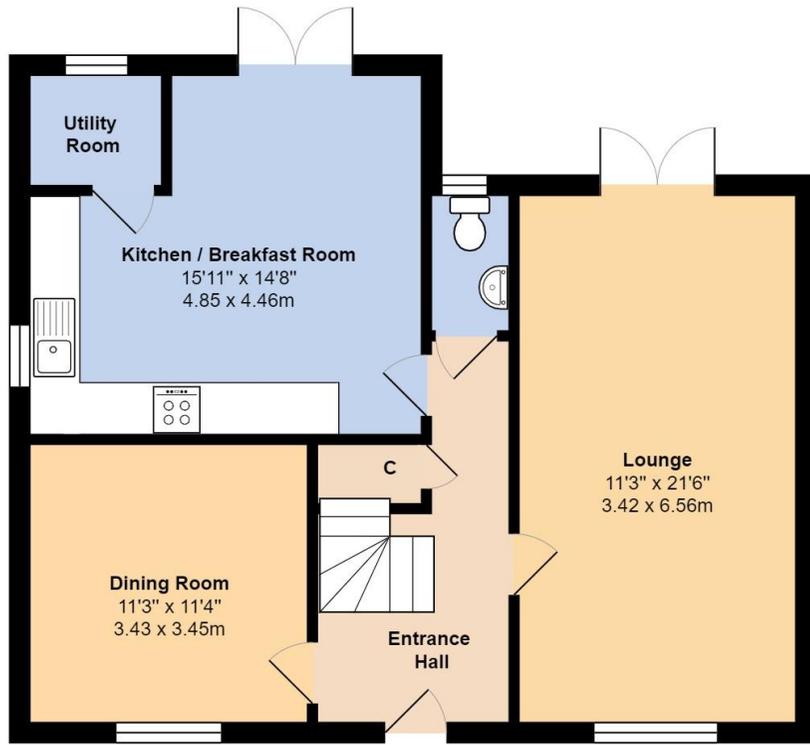


Yapton's situation ensures that you can never be bored, with activities and places of interest to suit anybody's needs all within an easy 10-mile radius of the village. Enjoy a 'day at the races' at Fontwell Racecourse or Goodwood, both highly regarded establishments, with many travelling afar for their world class events. Or perhaps a 'day out with the kids' with an abundance of both indoor and outdoor activities suitable for all ages, including an array of museums, beaches and leisure centres to name just a few.

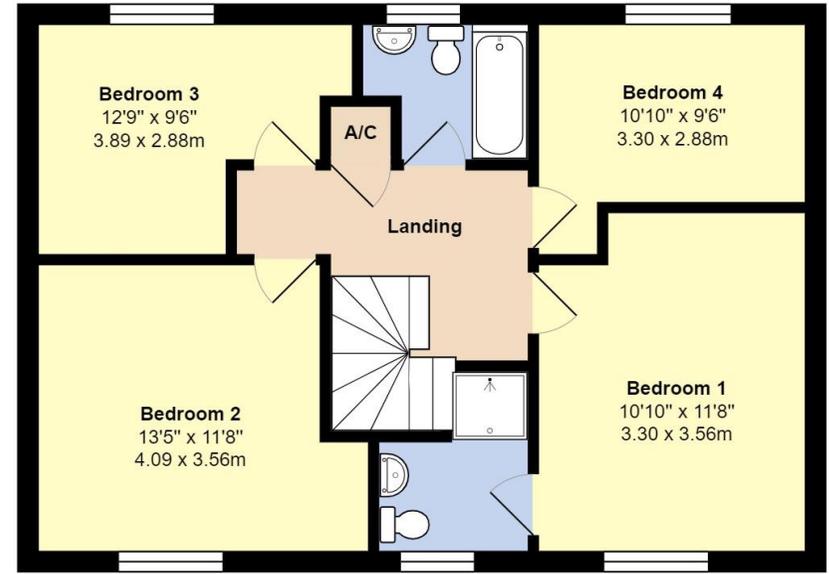
Yapton is also perfect for those wanting to avoid the hustle and bustle of nearby locations such as Chichester, yet still within a comfortable proximity to them, since it falls within the postcode area of Arundel, famous for its historic feel with the grand castle and cathedral being the focal point of the town. Nearby areas such as Slindon provide tranquillity thanks to its picturesque walks and hike routes: notably the striking bluebell woods.







Ground Floor



First Floor

Total Area: 1420 ft<sup>2</sup> ... 131.9 m<sup>2</sup>

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 2022

Council Tax Band – E  
Energy Performance - B

Yapton Office  
Brow Cottage, Main Road, Yapton, Arundel, West Sussex BN18 0EZ  
01243 271281  
yapton@glyn-jones.com  
www.glyn-jones.com



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