



Ferndale Lodge  
Burndell Road, Yapton  
Arundel, BN18 0HT

Glyn-Jones  
& COMPANY



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Arundel, BN18 0HT

**GUIDE £415,000**

Four Bedroom Detached Bungalow

Spacious Accommodation

Lounge With Feature Log Burner

'L' Shaped Kitchen/Diner

Bathroom and Shower Room

Gas Central Heating

Double Glazing

Off Road Parking For Several Vehicles

Nice Mature Gardens

Village Location

Offered CHAIN FREE

Viewings By Strict Appointment Only





We are delighted to be offering this spacious FOUR bedroom DETACHED Bungalow situated in the heart of Yapton, West Sussex.

Offered in good order throughout the bungalow has a good sized sitting room with feature log burner and double doors leading out onto the gardens. The kitchen is a good size being 'L' shaped of a Shaker style with ample floor and wall units with a door to the garden. The bedrooms are ideal for a large growing family and benefits a bathroom with separate shower cubicle.

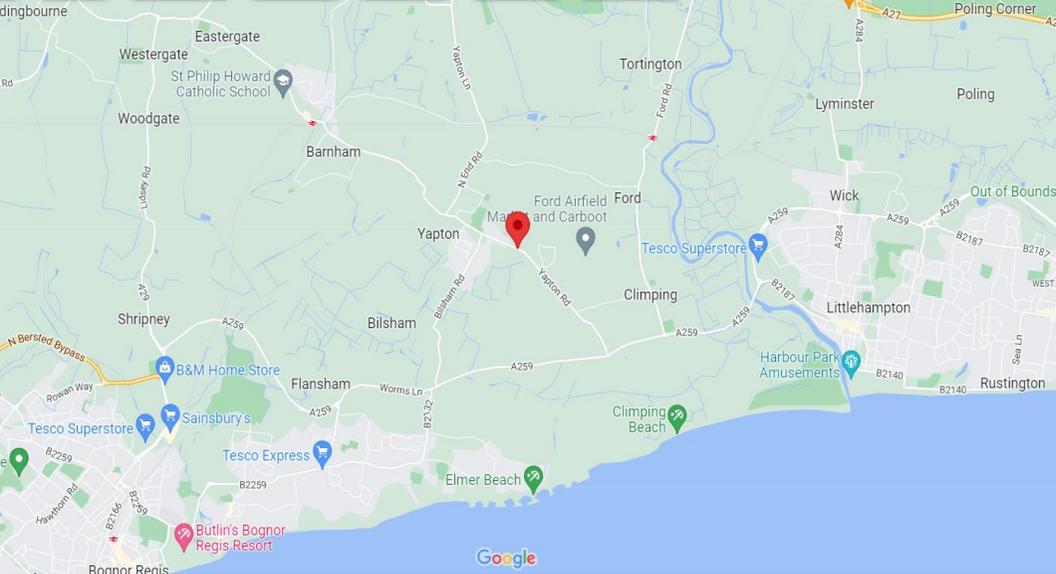


The gardens are mainly laid to lawn being the width of the property with a patio terrace ideal for those family bbq's and there is ample off road parking to the front for a minimum of three vehicles.



Offered in good order throughout with gas central heating and double glazing, viewing is advised. Located within walking distance of local shops, bus services and George V Playing Fields which later this year will be fully refurbished by local developers for the children to play and enjoy!





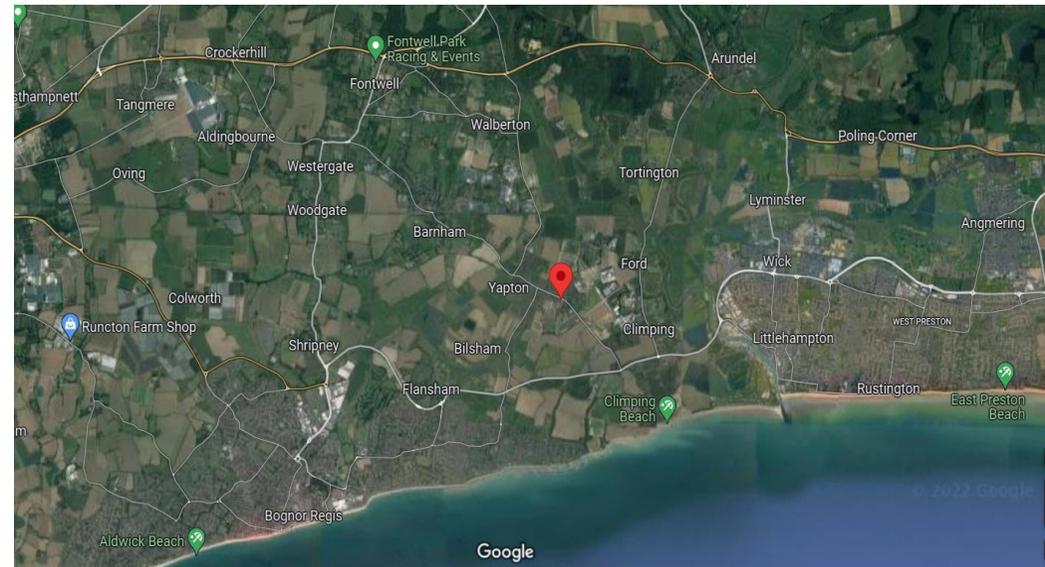
## Location

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.

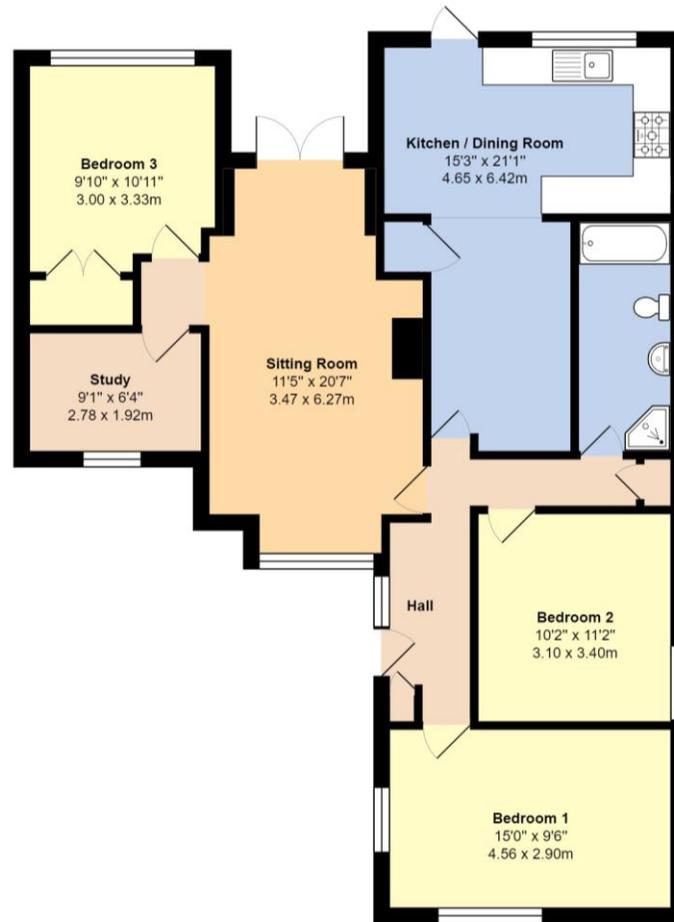
Yapton offers a small selection of local amenities perfect for day-to-day needs including (yet not limited to) a convenience store, pharmacy and school. A range of more comprehensive facilities can be found within easy reach thanks to 4 different bus routes running through the village as well as Barnham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







Total Area: 1090 ft<sup>2</sup> ... 101.3 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 – D  
Energy Performance – D

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