



Ferncroft, Burndell Road
Yapton, Arundel
West Sussex, BN18 0HR

Glyn-Jones
& COMPANY

Ferncroft, Burndell Road
Yapton, Arundel
West Sussex, BN18 0HR

OIEO £395,000

Open Day Saturday 21st By
Appointment Only

Detached Bungalow

Village Location

Offered In Fair Condition Throughout

Two Bedrooms + Two Bathrooms

Large Lounge/Diner

Kitchen

Large Driveway + Garage

Two Side Entrances

Good Size West Facing Rear Gardens
With Greenhouse

Chain Free

Viewing Strongly Advised To Avoid
Disappointment





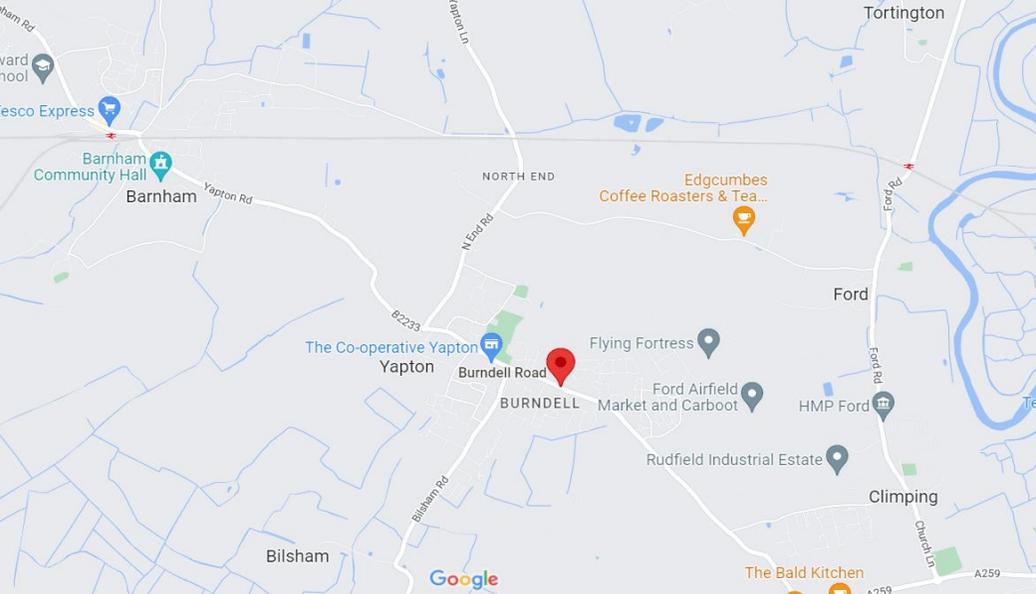
We are delighted to be offering this CHAIN FREE DETACHED bungalow offered in good clean decorative order throughout requiring some updating.

There are two double bedrooms both double aspect with built-in wardrobes, two bathrooms, one boasting a shower and the other a bath. The kitchen is of a good size requiring updating although in our opinion offered in good clean condition. The Lounge/diner is of triple aspect with a feature fireplace and patio doors leading to the garden.

The West rear gardens are a particular feature, now in need of some loving care being mainly laid to lawn with a variety of mature shrubs and bushes, flower borders, shed and greenhouse. To the front of Ferncroft is a good driveway offering off road parking for several vehicles and a GARAGE.

Offered CHAIN FREE viewing is strongly advised to avoid disappointment. We are holding an Open Day on Saturday 21st by appointment only*





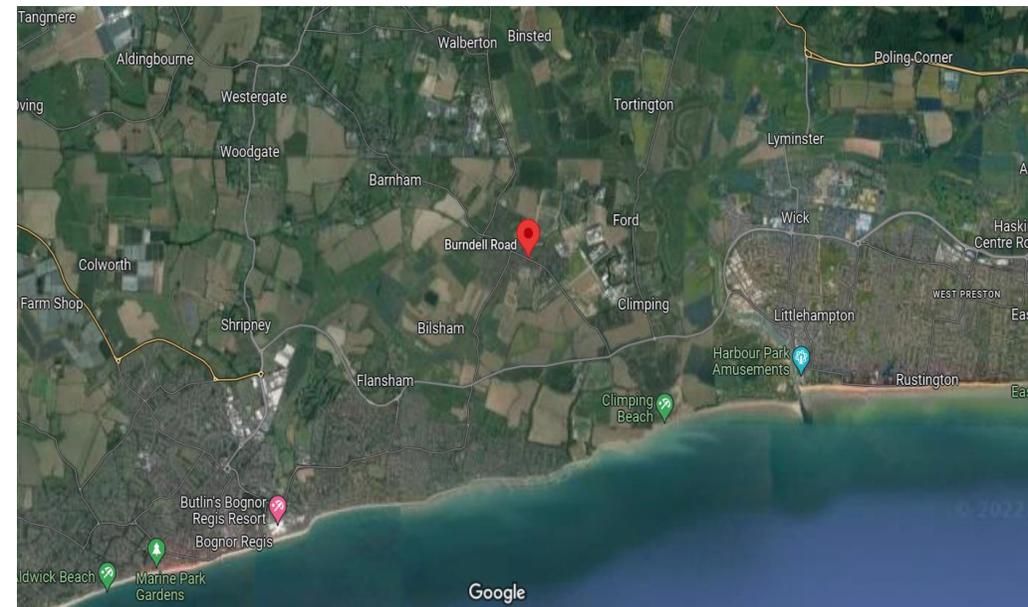
Yapton's situation ensures that you can never be bored, with activities and places of interest to suit anybody's needs all within an easy 10-mile radius of the village. Enjoy a 'day at the races' at Fontwell Racecourse or Goodwood, both highly regarded establishments, with many travelling afar for their 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.

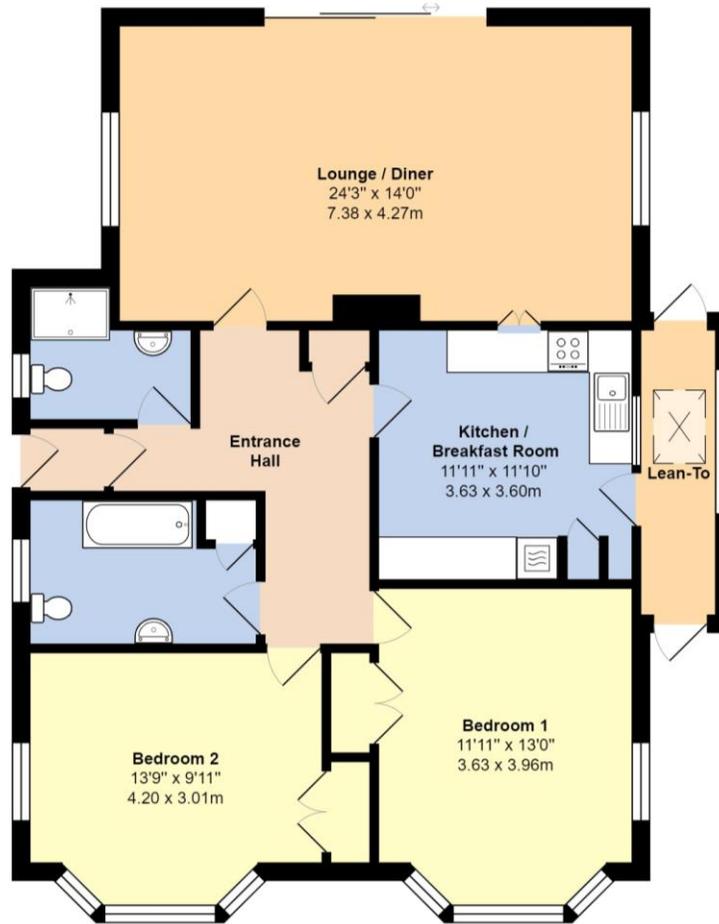
Location

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.







Total Area: 1161 ft² ... 107.8 m² (Includes Lean-To)

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 – E

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