



8 Charles Square
Cinders Lane, Yapton
Arundel, BN18 0XJ

Glyn-Jones
& COMPANY



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OIEO £395,000

Detached Crayfern Family Home

Large kitchen/Diner

Good Sized Sitting Room

Ground Floor Cloakroom

Three First Floor Bedrooms

Master En Suite

Family Bathroom

Attractive Southerly Aspect Landscaped
Rear Garden With Low Maintenance

Garage + Off Road Parking

Hot Tub Available On Separate
Negotiation

Chain Free





We are delighted to be offering this Crayfern detached family home which is only a year old. The Vendors circumstances have changed hence the sale of this immaculately presented home. This home is offered in excellent order throughout with a large fully integrated kitchen/diner, ground floor cloakroom and large sitting room which overlooks the landscaped rear garden.

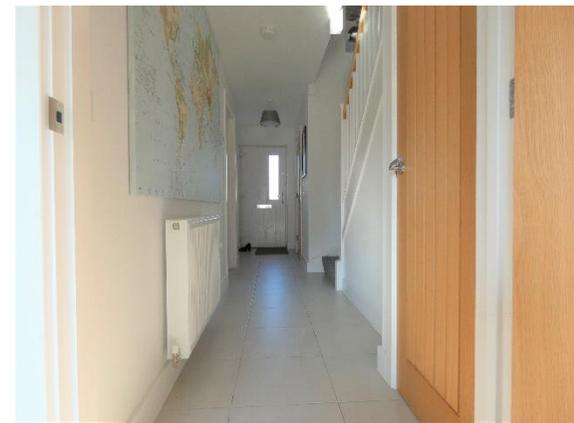


To the first floor are three bedrooms, two with built in wardrobes and an en-suite to the master bedroom plus a lovely family bathroom. The rear garden has been landscaped with astro turf making this a maintenance free and enjoyable space ideal for entertaining. There is a hot tub available for sale or the owner will remove on completion.



To the front of the property you have access to the garage with off road parking.

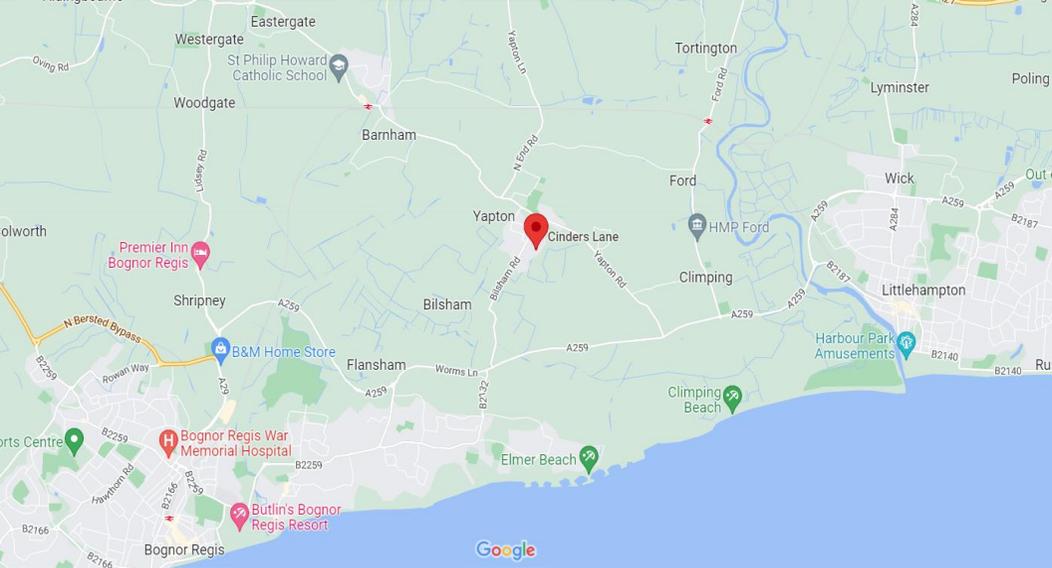
We have been advised this property will be CHAIN FREE and viewing is strongly advised to avoid disappointment.



Location

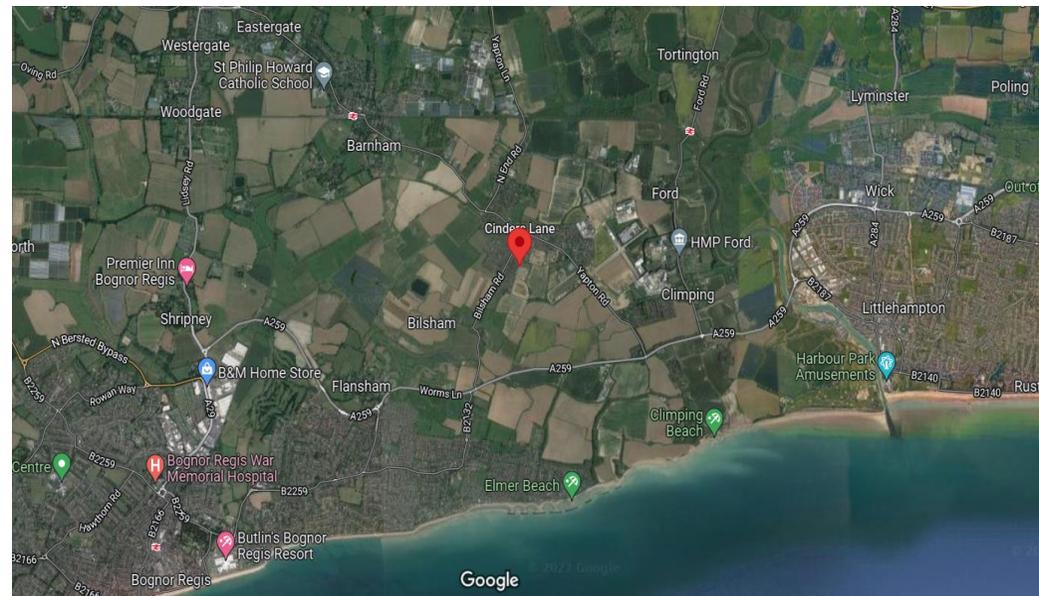
Yapton is perfectly situated in the semi-rural location of the 'Six Villages' nestled between the South Downs and the sea. Boasting large conservation areas and numerous listed buildings adding character and charm, the village is steeped in local history yet also makes way for modern living with new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

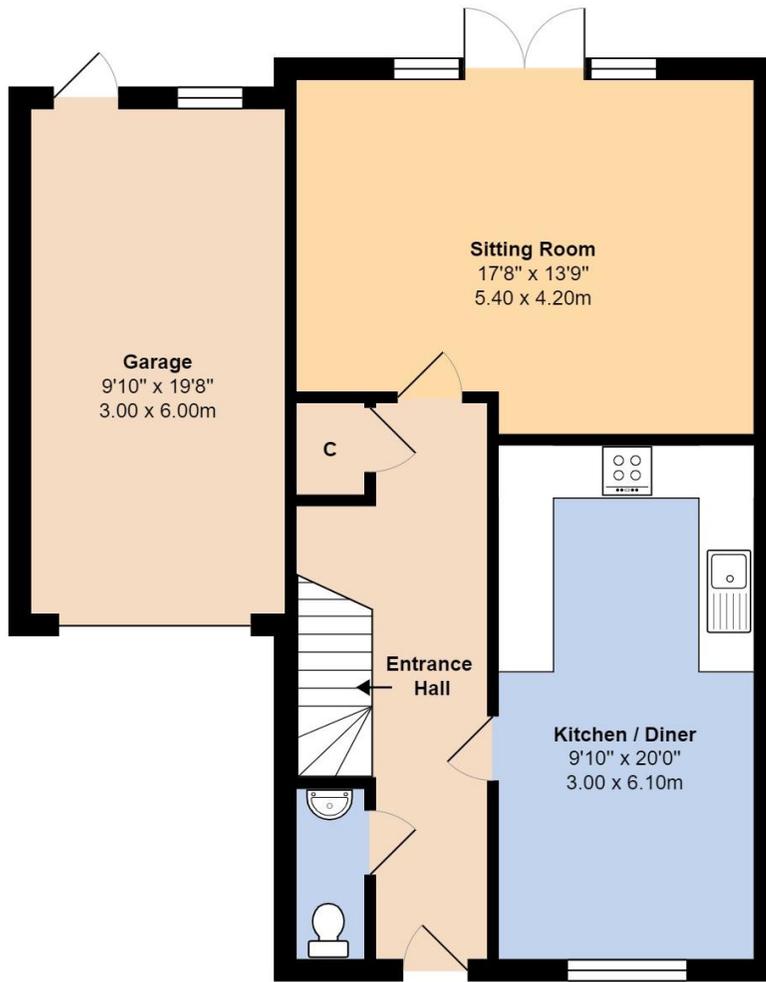


Yapton's situation ensures that you can never be bored, with activities and places of interest to suit anybody's needs all within an easy 10-mile radius of the village. Enjoy a 'day at the races' at Fontwell Racecourse or Goodwood, both highly regarded establishments, with many travelling afar for their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

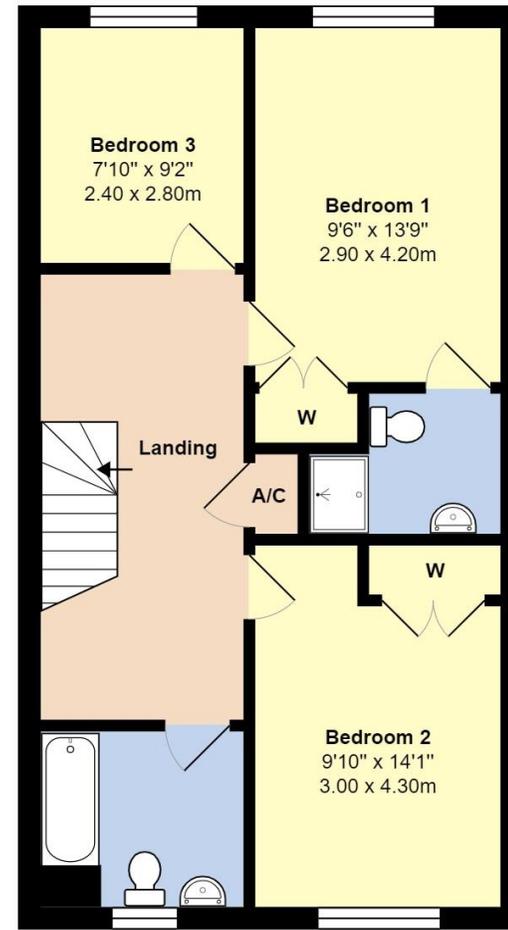
Yapton is also perfect for those wanting to avoid the hustle and bustle of nearby locations such as Chichester, yet still within a comfortable proximity to them, since it falls within the postcode area of Arundel, famous for its historic feel with the grand castle and cathedral being the focal point 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

Council Tax Band – D
Energy Performance - C

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