



16 The Pines
Yapton, Arundel
West Sussex, BN18 0EG

Glyn-Jones
& COMPANY



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GUIDE £425,000

Link Detached Family Home

Garage Converted Into Study/Playroom

Cloakroom

Sitting Room

Good Sized Open Plan Kitchen/Diner

Three First Floor Bedrooms

Family Bathroom

Larger Than Average Rear Garden

Off Road Parking For Two Vehicles

Planning Permission Was Granted Several
Years Ago To The Rear Now Expired Worth
Investigating Further

Village Location

Quiet Close

Viewing Advised, By Appointment Only





We are delighted to be offering this LINK DETACHED family home situated in this popular cul de sac in Yapton Village. Set on a large plot this property offers a growing family the opportunity to extend further subject to the necessary planning consents. Planning was granted several years ago but has now expired.



To the ground floor is a sitting room overlooking the front garden and the garage has been partly converted into a home office/gym or playroom. The kitchen is of a good size with space for table and chairs overlooking the rear garden.



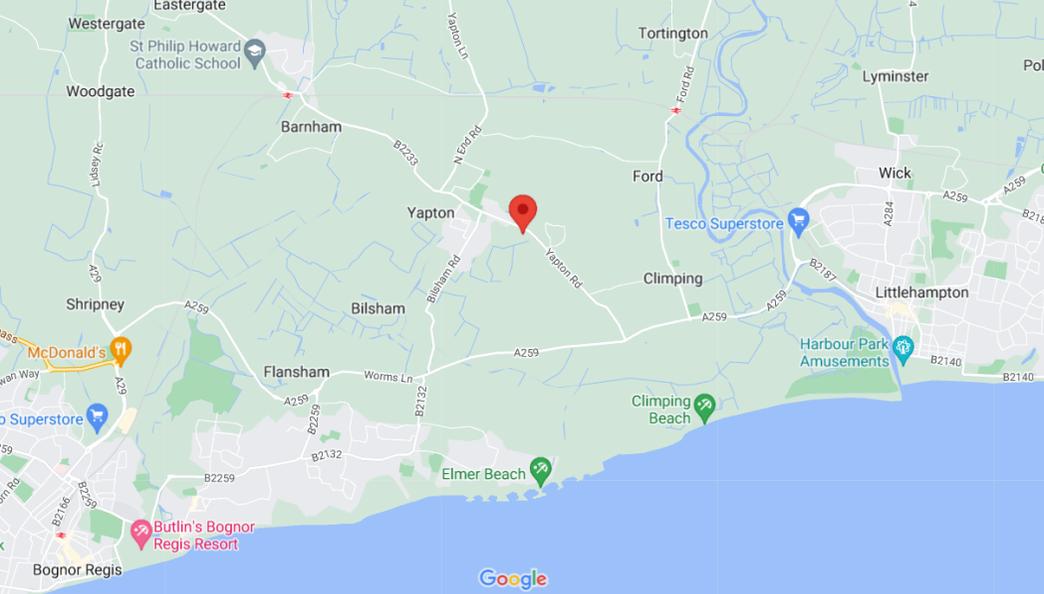
To the first floor are three bedrooms and a modern family bathroom. The rear garden is of generous proportions being mainly laid to lawn with a patio area ideal for family bbq's and get togethers.



To the front of the property is off road parking for two vehicles. Offered in good order throughout viewing is strongly advised to avoid disappointment.



Location



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.

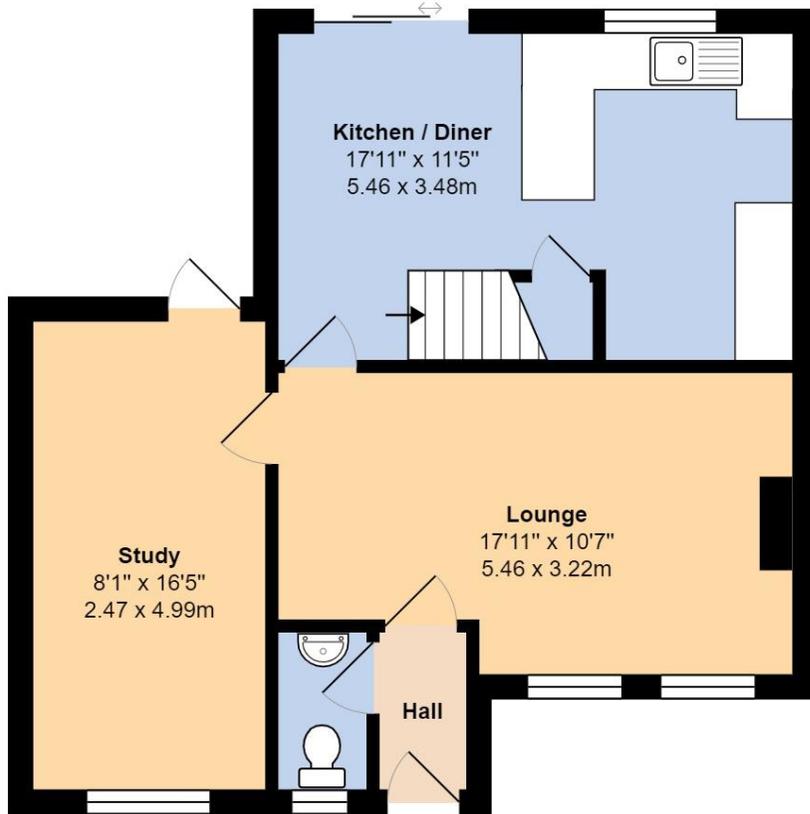
Yapton is also perfect for those wanting to avoid the hustle and bustle of nearby locations such as Chichester, yet still within a comfortable proximity to them, since it falls within the postcode area of Arundel, famous for its historic feel with the grand castle and cathedral being the focal point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

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.

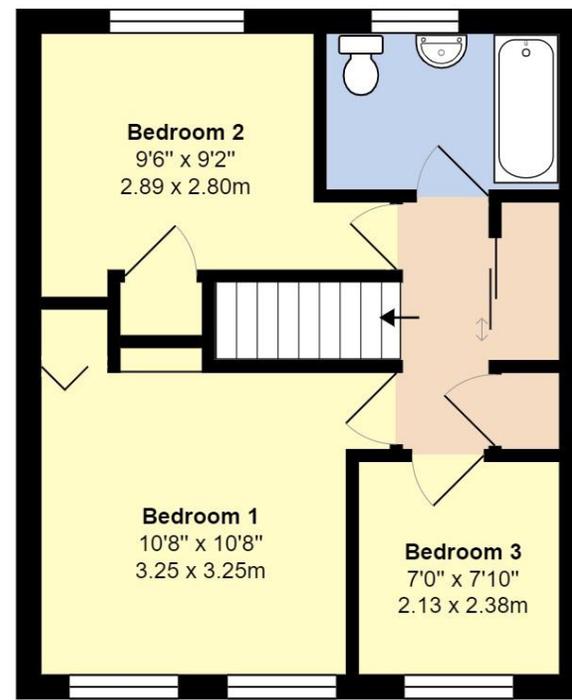
Yapton offers a small selection of local amenities perfect for day-to-day needs including (yet not limited to) a convenience store, pharmacy and school. A range of more comprehensive facilities can be found within easy reach thanks to 4 different bus routes running through the village as well as Barnham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







Ground Floor



First Floor

Total Area: 973 ft² ... 90.4 m²

Council Tax Band – D
Energy Performance – D

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

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