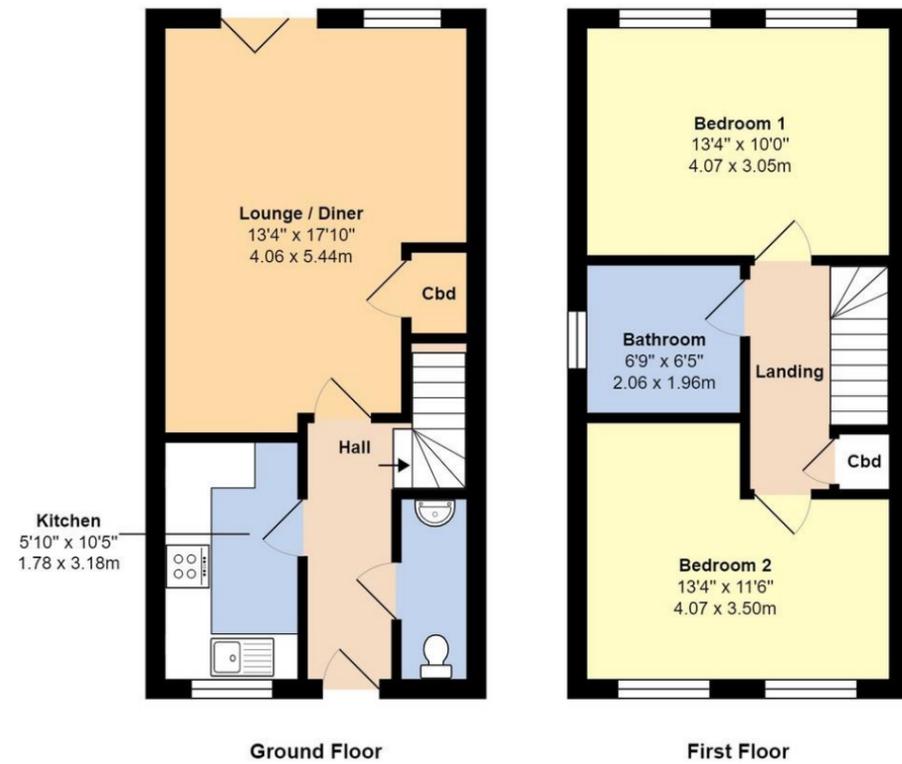


1 Wisteria Cottages, Burndell Road, Yapton, Arundel
GUIDE £299,950 - Freehold



Total Area: 767 ft² ... 71.2 m²

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 - C
 Energy Efficiency Rating B

Yapton Office
 01243 271281
 www.glyn-jones.com



NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Near New Semi-Detached Cottage | Two Bedrooms | Village Location | NHBC Warranty | Lounge/Diner | Modern Fitted Kitchen | Bathroom | South Courtyard Style Garden | Side Access To The Front | Ideal First Home | Offered In Very Good Order Throughout | Viewing Strongly Advised |

This wonderful two bedroom semi-detached cottage has become available after recently being built to a very high standard. Situated within walking distance of all local amenities and the Village Green this is an ideal first time buy. There is lovely lounge/diner opening into the South facing courtyard style garden and a modern fitted kitchen. To the first floor are two good sized bedrooms and a family bathroom. The garden to the rear is South facing having been paved for ease of maintenance with a shed ideal for storage and an area for those weekend bbq's. There is side access to the front of the cottage. Offered in good order throughout being ideally located viewing is strongly advised to avoid disappointment.

1 Wisteria Cottages, Burndell Road, Yapton, Arundel

GUIDE £299,950 - Freehold



 *South facing courtyard garden*



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, whilst 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.

