

Briar Close, Yapton

Guide Price £329,995 - Freehold

Glyn-Jones



Total Area: 1187 ft² ... 110.3 m² (Includes Carport)
 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



Three Bedroom Semi-Detached Chalet Style Bungalow | Ground Floor Bedroom and Bathroom | Large Through Lounge Dining Room | Glass Lean To | Fitted Kitchen | Two First Floor Bedrooms | Gardens Front and Rear | Shared Driveway to Carport | Vacant Possession | Viewing Strongly Advised |

Situated just off Church Road in Yapton Village is this semi-detached chalet style bungalow set in a quiet cul de sac with the benefit of being CHAIN FREE. There is a ground floor bedroom and bathroom and two first floor bedrooms all offered in good clean order throughout. There is a large open lounge/diner with a glass lean to at the rear. The kitchen is fitted sold as seen with some appliances with a side door to the driveway and carport area. The gardens have been designed for ease of maintenance to the front and the rear being mainly paved with a variety of small borders. Viewing is strongly advised to appreciate the location and the property itself offering space and scope for the new owners. Call today to make an appointment to view.

Council Tax Band - D
 Energy Efficiency Rating E

Glyn-Jones

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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.

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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.



 Vacant Possession 