

The Millers, Yapton  
Guide Price £430,000 - Freehold



Ground Floor

First Floor

Total Area: 1387 ft<sup>2</sup> ... 128.8 m<sup>2</sup>

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



Detached Family Home | Four Bedrooms | Large Lounge/Diner | Kitchen/Diner | Garage Converted Reception Two | Conservatory | Four First Floor Bedrooms | En Suite | Family bathroom | Attractive Gardens Front and Back | Off Road Parking | Lovely Location | CHAIN FREE |

We are delighted to be offering this FOUR bedroom DETACHED family home with the benefit of Solar panels. Situated in this lovely cul de sac in Yapton Village this home offers a large lounge/diner, kitchen/breakfast room and a conservatory to the rear. The garage has been converted into a downstairs bedroom five and or home office. There are two bathrooms in the house and the solar panels are used for the water and the heating system, currently generated an income of £1605.00 up to June 2022. The gardens to the rear are mainly laid to lawn with two seating areas ideal for those family BBQ's. The front garden has been paved for off road parking and a mature lawn area to the side. We understand this property will come CHAIN FREE and viewing is strongly advised to avoid disappointment.

Council Tax Band - E  
Energy Efficiency Rating B

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.



 Chain Free 