



Park Drive, Yapton, West Sussex

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**Tod  
Anstee**

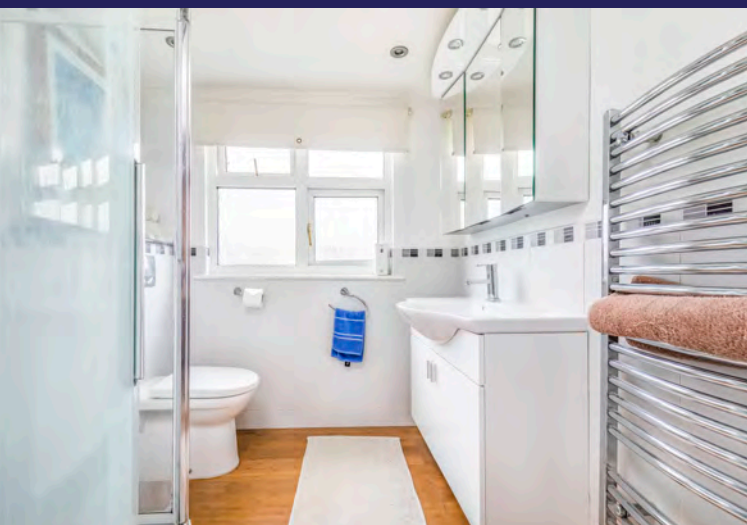
Property Consultants

# Park Drive, Yapton, West Sussex, BN18 0JF

A particularly spacious and well presented extended detached chalet bungalow (2,012 sq ft approx.) situated in a sought after residential area, within level walking distance of local shops and amenities

open plan family/kitchen/dining room | 1 further sitting room | 4 bedrooms (1 en suite) | bathroom | entrance hall | garden | garden store | garage | off street parking





## Description:

With the benefit of a west-facing garden and situated off this popular residential road, this spacious and well presented property provides flexible accommodation over two floors.

A particular feature is the large open plan living space, opening onto the garden towards the rear of the house, and in our opinion is ideal for family living or entertaining. This space includes a well appointed kitchen, dining area and informal seating area. To the front of the property there is a further sitting room with an ornamental electric fire place. Completing the accommodation on the ground floor there are three bedrooms (one of which could easily form a further living room/ study), family bathroom, entrance porch and an attached garage. Upstairs, the loft has been converted to form the main bedroom (with ample storage and access to the eaves) and a smart en suite shower room.

Outside and to the rear there is a large west-facing garden which is mainly laid to lawn with many shrubs and plants within the borders and a patio. Adjacent to the patio there is a useful garden store. To the front of the property access is provided to the garage and off street parking is provided.



## Situation:

The property is situated off Park Drive, a popular residential cul de sac in the heart of the popular village of Yapton, which has a church, public house, post office, primary school, playing field and playground. The popular beach at Climping is within a couple of miles and the South Downs are a short drive away.

Nearby Littlehampton and Arundel provide facilities which cater for most everyday needs, whilst the towns of Chichester and Worthing both offer an excellent range of shops, restaurants and other facilities. Leisure pursuits are plentiful within the area and include sailing from Littlehampton Marina and Chichester Harbour, golf at Ham Manor and Goodwood, Horseracing at Fontwell and windsurfing from the many beaches of the south coast. Mainline stations at Barnham and Littlehampton provide services to both London (Victoria), Gatwick Airport, Brighton and Portsmouth.



Viewing strictly by appointment

Virtual viewings available upon request

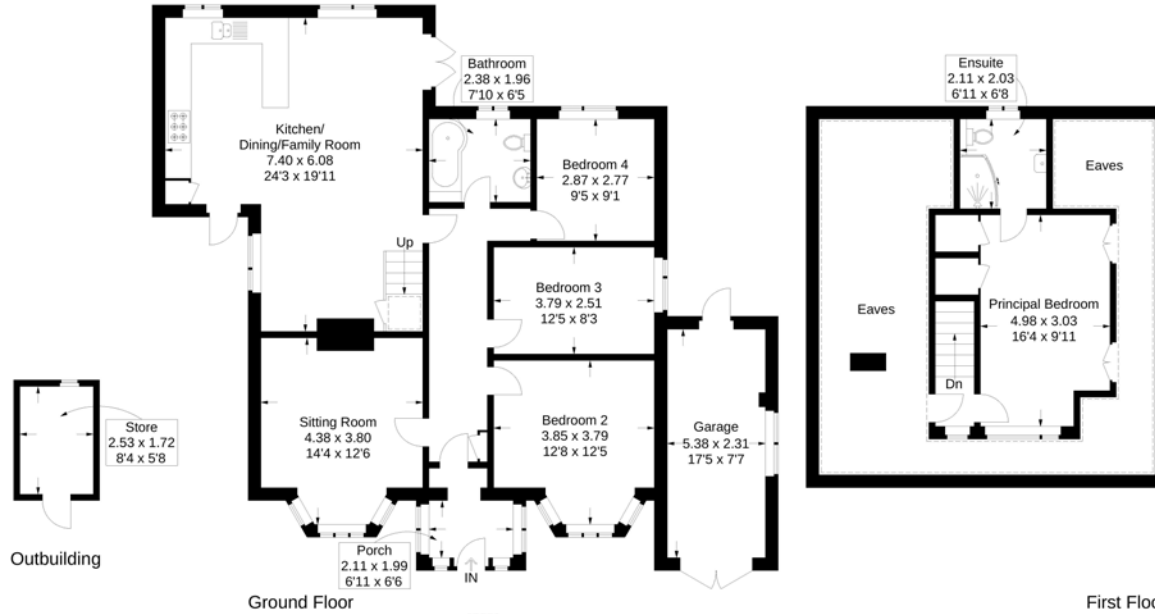
## General Information

FREEHOLD  
EPC Rating: D

Postcode:  
BN18 0JF  
Services:  
Mains drainage / electric  
Arun District Council:  
01903 737500  
West Sussex County Council:  
01243 777100



Park Drive, Yapton  
Approximate Gross Internal Area = 186.9 sq m / 2012 sq ft  
Outbuilding = 4.5 sq m / 48 sq ft  
Total = 191.4 sq m / 2060 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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