



1 Wheat Gardens, Yapton

A recently constructed three bedroom semi-detached house in Yapton village.



- ▶ **Semi-Detached House**
- ▶ **Kitchen/Dining Room**
- ▶ **En-Suite Shower Room**
- ▶ **Two Allocated Parking Spaces**
- ▶ **Sitting Room**
- ▶ **Three Bedrooms**
- ▶ **Family Bathroom**
- ▶ **Garden**

Built within the last three years, this immaculate three bedroom semi-detached house is located in close proximity to the amenities in Yapton village, including shops, schools, and public transport.

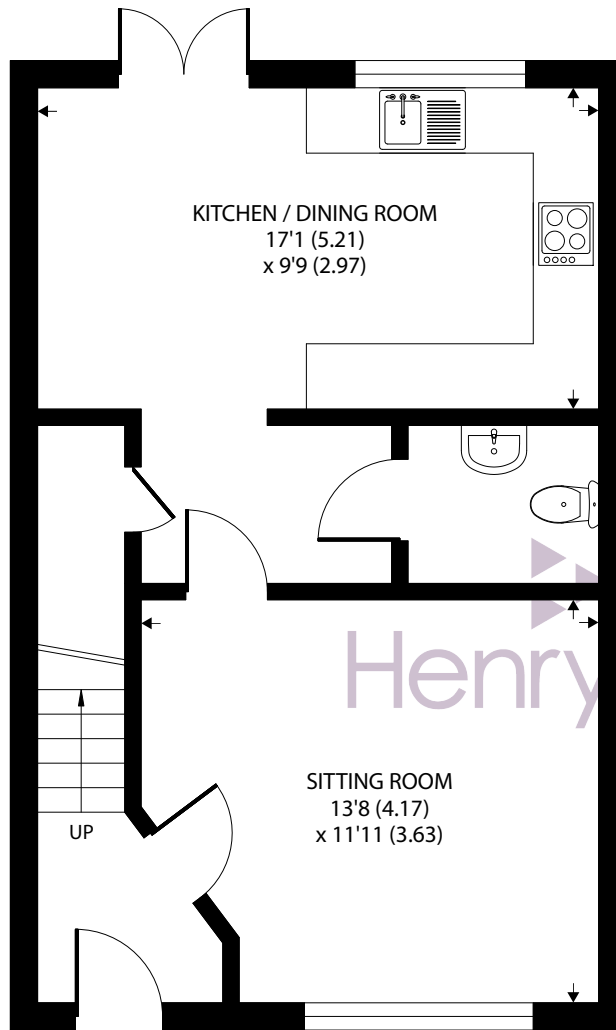
The ground floor is home to a westerly sitting room, the kitchen/dining room and a cloakroom. The kitchen is appointed in a range of moderns units with an integrated fridge/freezer, dishwasher, oven and hob with extractor and space for a washing machine. There is also an area for a dining table and chairs and patio doors opening out to the rear garden. An internal hall just off of the kitchen provides an additional area for coats with a pantry cupboard and the cloakroom.

On the first floor, there are three bedrooms with the principal having fitted wardrobes and a stylish en-suite shower room. There is also a part tiled family bathroom.

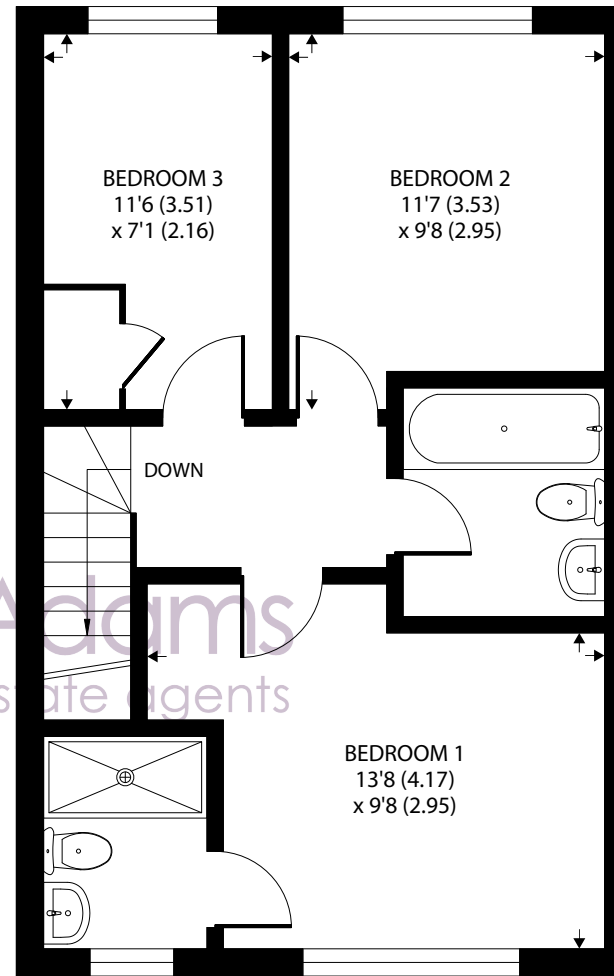
Outside, the rear garden is mainly laid to lawn with a paved patio area, a decked area, a timber shed and side access. Two allocated parking spaces will be found a short distance from the property.

Council Tax Band: D





GROUND FLOOR



FIRST FLOOR

Approximate Area = 962 sq ft / 89.3 sq m

For identification only - Not to scale



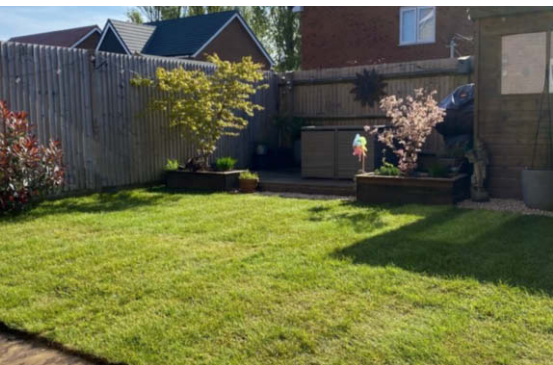
Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Yapton is within easy reach of the wide ranging town facilities at both Bognor Regis and Littlehampton. The historic market town of Arundel is a short distance to the north-east and offers further leisure and shopping options. A nearby mainline station links Portsmouth to the west, Brighton to the east and London Victoria.

What3Words ///groups.grinning.downsize

25/04/24



To arrange a viewing call **01243 587687** View details online at henryadams.co.uk