



19 Barley Lane, Yapton, Arundel

An immaculate modern family home in quiet residential area.



▶ **Modern Detached House**

▶ **Immaculately Presented**

▶ **3 Bedrooms, 2 Bathrooms**

▶ **Parking for 2 Vehicles**

▶ **Energy Efficient, EPC-B**

▶ **Solar Panels & Car Charger**

▶ **Kitchen-Diner**

▶ **No Onward Chain**

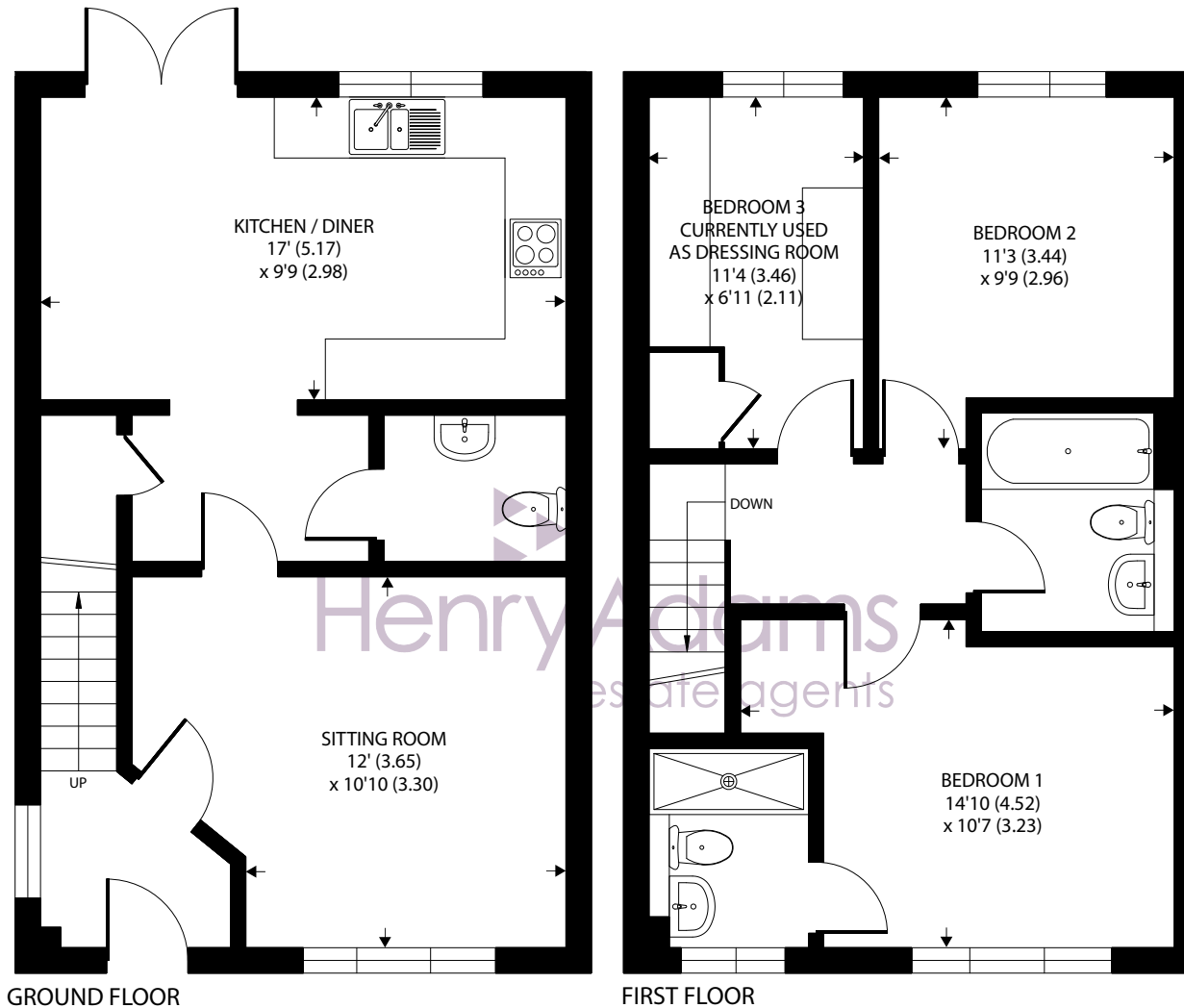
Built within the last three years, this immaculate three bedroom detached house is now offered for sale with the benefit of no onward chain. The property is located in close proximity to the amenities in Yapton village, including shops, schools, and public transport, and provides all of the advantages of a modern energy-efficient home. The property comes complete with solar panels and an electric car charger on the driveway.

The accommodation measures 932 sqft and briefly comprises: entrance hall with stairs to the first floor. From here the westerly sitting room will be found first followed by an inner lobby with cloakroom/WC and sizable under stairs storage cupboard. To the rear of the property is the kitchen-dining room, appointed in a range of modern units with an integrated fridge/freezer, dishwasher, washing machine, oven and hob with extractor. There is also an area for a dining table and chairs and patio doors opening out to the rear garden.

On the first floor, the family bathroom will be found along with all three bedrooms, two of which are doubles. The principal bedroom enjoys having an en-suite shower room, whilst the third bedroom is currently fitted out as a dressing room with a range of hanging rails, shelving and draws.

Outside, the rear garden is laid to lawn with a paved patio area and side access. Two allocated parking spaces will be found directly at the side of the property along with the car charger.





Approximate Area = 932 sq ft / 86.5 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.

Estate Charge: We understand the estate charge is approximately £197.31 p.a.

Council Tax Band: D

What3Words ///bandstand.slippery.preoccupied

16/09/24

