



27 Linseed Way, Yapton, BN18 0GJ

Guide Price £465,000

 **Henry Adams**
estate agents



27 Linseed Way, Yapton

An attractive four bedroom detached family house in popular village location.

- A well-proportioned family house
- Popular village location
- Hall and cloakroom
- Dual aspect sitting room
- Study
- Open plan kitchen/family room
- Principal bedroom with en-suite shower room
- Driveway and garage

A modern four-bedroom detached family home, situated in a popular village location and built by Bovis Homes in 2021.

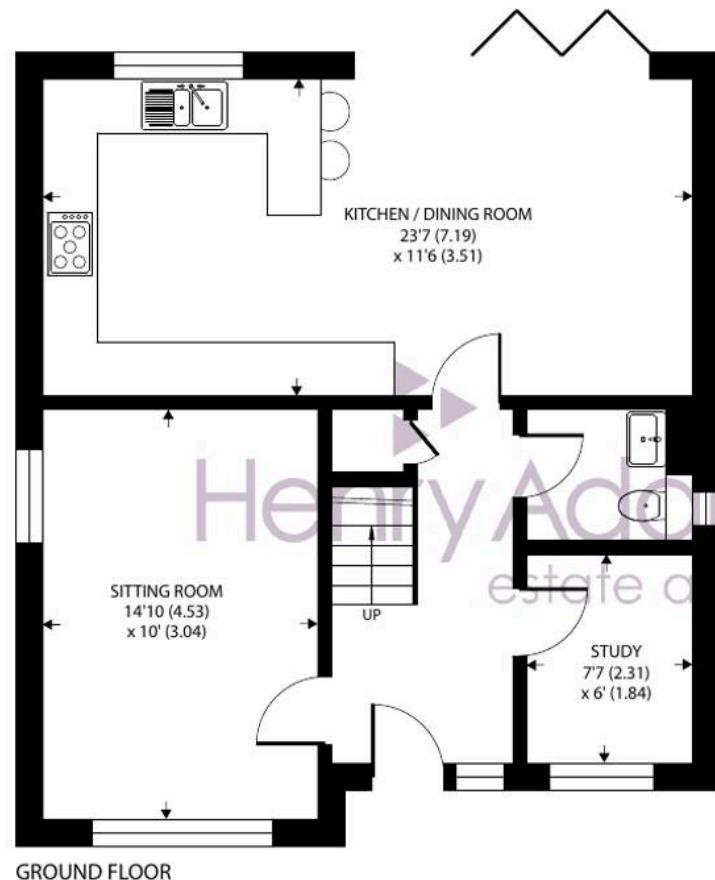
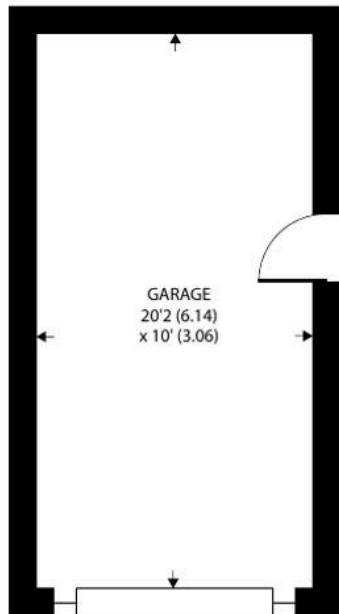
The property benefits from the remainder of a 10-year NHBC warranty.

The accommodation begins with a welcoming entrance hall and cloakroom. A bright dual-aspect sitting room provides an excellent family living space, while the spacious kitchen/family room forms the heart of the home. Bi-folding doors from the dining area open directly onto the rear garden, creating a seamless indoor-outdoor feel. The kitchen is well appointed with integrated appliances including an electric oven, gas hob with cooker hood, fridge, freezer, dishwasher and washing machine. A study completes the ground floor accommodation. To the first floor are four bedrooms and a modern family bathroom. The principal bedroom features built-in mirror-fronted wardrobes and an en-suite shower room.

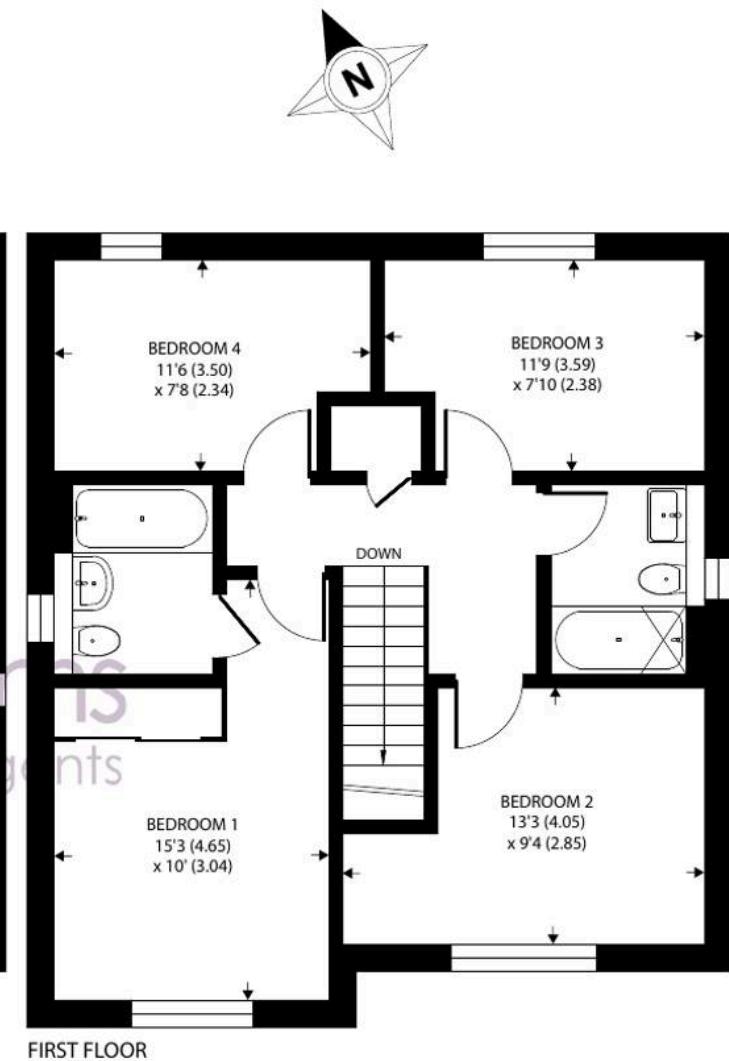
Externally, the front garden is open plan and a driveway extends along the side of the property, leading to a single garage at the rear with an EV charging point. The rear garden is predominantly laid to lawn, complemented by an L-shaped patio and mature borders, ideal for outdoor entertaining and family use.







GROUND FLOOR



FIRST FLOOR



Approximate Area = 1212 sq ft / 112.5 sq m

Garage = 202 sq ft / 18.7 sq m

Total = 1414 sq ft / 131.2 sq m

For identification only - Not to scale



Location - The village of Yapton offers a range of local shops, church, village hall and school. Further amenities can be found in Barnham including a mainline railway station to London Victoria. Nearby is Fontwell racecourse offering a season of jump horse racing whilst to the north west Goodwood is famous for its many event days. Yapton is situated between the cathedral city of Chichester and the historic town of Arundel. Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars and the Festival Theatre. The area to the north is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs National Park.

Directions - Proceed east on the A27 towards Arundel and at the Fontwell roundabout take the third exit onto Fontwell Avenue. Upon reaching the next roundabout take the first exit to Barnham . Continue through Barnham and on to Yapton (B2233). On entering Yapton proceed straight across the first roundabout and second roundabout in to Burndell Road (B2233). Take the first turning on the right into Barley Lane and then second turning on the left into Linseed Way. Number 27 is on the left. what3words - defeat.reception.erase

Arun District Council - 25/26 Tax Band F £3,369.87 EPC-B

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.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk

