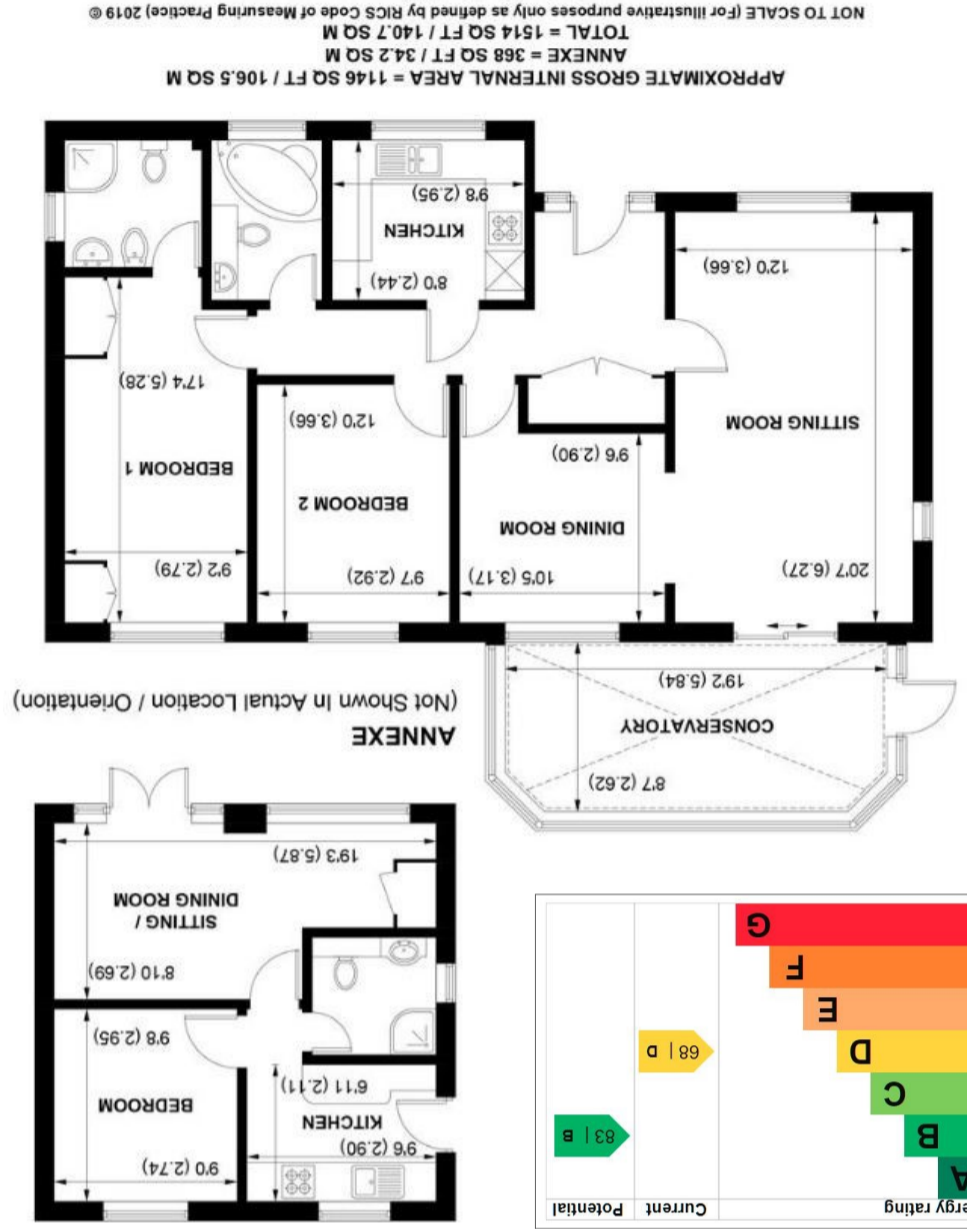


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Annexe



STRIDE & SON

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Church Road, Yapton

Little Haven, Church Road, Yapton, Arundel, BN18 0EN.

Little Haven is found in a tucked away location in the heart of the village of Yapton, approximately 3.8 miles north east of Bognor's main shopping centre and some 1.4 miles south-east of Barnham. Barnham provides excellent local amenities and a mainline railway station. The property comprises a **modern 2 bedroomed detached bungalow** and **separate 1 bed detached annexe**. The main bungalow comprises 2 bedrooms, one with ensuite bathroom, a family bathroom, kitchen, dining room, reception room and a conservatory. Outside the property benefits from a spacious garden with a pond and a **parking area for several cars**.

The local shopping centre at Yapton is within easy walking distance. A regular bus service to Barnham, Bognor Regis and Chichester runs from the village.

The accommodation is arranged as follows:

Part glazed front door to:

SPACIOUS

ENTRANCE HALL:

Double airing cupboard with hot water pipes. Coats cupboard. Storage shelf. Door to main reception room.

SITTING ROOM:

20'7 x 12'. Fireplace with stone surround and fitted coal effect fire. TV aerial point. Triple aspect room overlooking the garden, side passage and parking area. Archway leading to dining room and glazed double sliding doors to:

CONSERVATORY:

19'2 x 8'7. Part brick and glazed elevations under a pitched glazed roof. Door providing access to the garden and a window to the dining room. Cooling fan.

DINING ROOM:

10'5 x 9'6. Access from both the sitting room and a glazed door leading from the entrance hall.

KITCHEN:

9'8 x 8'. Extensive range of fitted base and wall cupboards with marble effect worksurfaces. Inset 1 ½ bowl stainless steel sink with mixer tap. Space for integrated dishwasher and washing machine. Gas hob with glazed cover. Space for stand-alone fridge. Extractor fan. Integrated AEG double electric oven. Carpet and tiled floor.

BEDROOM 2:

12' x 9'7. Built in wardrobe and cupboards with hanging rail. Window overlooking rear garden.

FAMILY BATHROOM:

7'11 x 5'. Panelled bath with shower over, shower screen and separate mixer taps. Heated towel rail. Low level WC. Vanity unit with cupboards below and mirrored storage cupboard above. Part tiled with inbuilt extractor fan.

MASTER BEDROOM:

17'4 x 9'2. Extensive range of fitted wardrobes including two fitted bedside tables. Further double wardrobe. Window overlooking rear garden.

BATHROOM ENSUITE:

6' x 6'1. Part tiled with shower cubicle. Heated towel rail. Low level WC. Wash hand basin with fitted storage cupboard and integrated mirror.

SERVICES:

All main.

EXTERIOR:

The property is approached via a five-bar wooden gate. To the front of the property there is a parking area for several cars. The driveway also has an area of hardstanding to the side of the annexe, providing additional parking or storage. To the side of the main bungalow a brick wall and archway providing access to a small patio area and the rear garden. The garden benefits from attractive raised flowerbed, a pond with water feature and a second patio area. There is a substantial garden shed with lighting and mains power connected. Additionally, there is small garden shed and timber-built greenhouse. The garden is securely fenced throughout.

DETACHED 1 BED ANNEXE:

Panelled and part glazed front door to:

KITCHEN:

9'6 x 6'11. Extensive range of modern fitted base and wall cupboards with timber worksurfaces. Stainless steel sink with mixer tap and draining area. Integrated microwave. Hotpoint electric oven. Gas hob with stainless steel extractor fan over. Breakfast bar area. Door leading to:

BEDROOM:

9'8 x 9'. TV aerial point. Radiator. Window overlooking small patio area.

BATHROOM:

5'1 x 6'. Fully tiled throughout. Shower cubicle with waterfall shower and sliding doors. Towel rail. Low level WC. Wash hand basin with mixer tap and base units below.

LIVING ROOM:

19'3 x 8'10. TV point. French doors and double window overlooking the driveway. Large storage cupboard with shelving and hanging rail.

PRICE GUIDE: £450,000 FREEHOLD

DIRECTIONS:

From Yapton level crossing continue south along North End Road to the mini roundabout. At the mini roundabout turn left. Then take the first turning on the left to Church Road. Continue on Church Road until you reach Briar Close (on the right), Opposite Briar Close turn left into a private lane and the bungalow will be found at the far end.

Please Note: Neither the heating system nor the services have been checked by the Agents.

