



**Price**  
**£435,000**

**Freehold**

4x  2x  2x 

**The Mylne, Avisford  
Grange, Yapton Road,  
Walberton, Arundel  
West Sussex BN18**

**cubitt&west**  
Helping you move forwards





## Main features

- **Delightful new build family home**
- **Desirable development with tennis courts & allotments**
- **Attractive kitchen/ diner perfect for entertaining**
- **Dining area has French doors opening to the sunny garden**
- **Conveniently located short drives from Chichester and Arundel**



### Nearest Schools

Primary Schools: Walberton and Binsted CoFE Primary 0.2 miles, Slindon CoFE Primary 1.2 miles, Barnham Primary 1.3 miles

Secondary Schools: St Philip Howard Catholic High School, The 1.5 miles, Ormiston Six Villages Academy 2.1 miles, Bishop Luffa 9.3



### Transport Information

Train Stations: Barnham 1.4 miles, Ford 2.0 miles, Arundel 3.0 miles

## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Living Room : 15'10 x 11'1 (4.83m x 3.38m)

Kitchen/ Dining Area: 19'9 x 14'4 (6.02m x 4.37m)

### OUTSIDE

Front Garden

Rear Garden

Garage and Driveway

### FIRST FLOOR

First Floor Landing

Bedroom 1: 12'11 x 11'4 (3.94m x 3.46m)

En Suite Shower Room

Bedroom 2: 10'6 x 8'5 (3.20m x 2.57m)

Bedroom 3: 11'1 x 7'3 (3.38m x 2.21m)

Bedroom 4: 10'2 x 9'3 (3.10m x 2.82m)

**Call Arundel - 01903 884420 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



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