



**Price**  
**£400,000**

**Freehold**

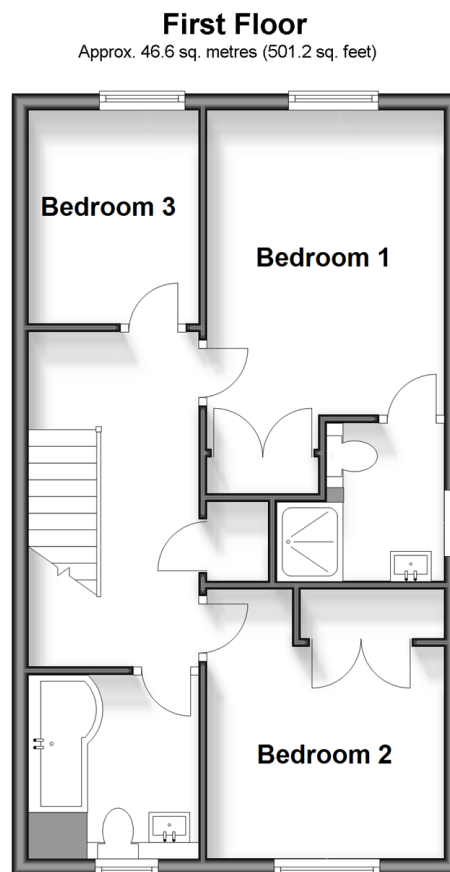
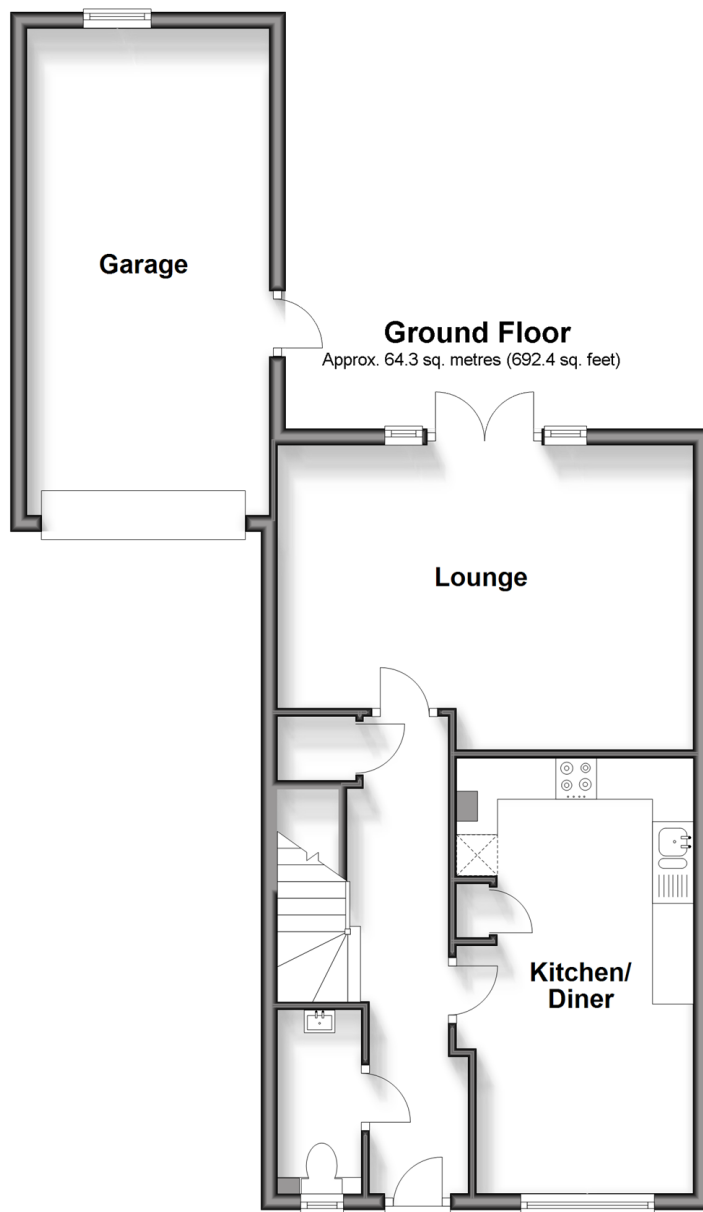
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**Panorama View, Cinders  
Lane, Yapton, Arundel,  
West Sussex, BN18**

**OVER 60?**

Secure this property  
for up to **59% less!**

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## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen/ Diner : 17'10 x 9'5 (5.44m x 2.87m)

Lounge : 16'8 x 12'1 (5.08m x 3.69m)

Cloakroom : 6'9 x 3'3 (2.06m x 0.99m)

### FIRST FLOOR

First Floor Landing

Bedroom 1: 12'1 x 9'0 (3.69m x 2.75m)

En Suite Shower Room : 6'5 maximum x 6'2 (1.96m x 1.88m)

Bedroom 2: 9'5 x 8'5 (2.87m x 2.57m)

Bedroom 3: 6'9 x 6'5 (2.06m x 1.96m)

Bathroom : 8'8 x 6'10 (2.64m x 2.08m)

### OUTSIDE

Garage : 19'0 x 9'7 (5.80m x 2.92m)

Front Garden

Landscaped Rear Garden

Double Length Driveway





## Main features

- Nearly new detached home with panoramic views of farmland on exclusive development
- Smartly finished interiors throughout
- Recently immaculately landscaped garden
- Bright lounge with French doors to garden, bringing the outside in
- Energy efficient home with air source heat pump and wiring for electric car plug



### Nearest Schools

Primary Schools: Yapton CofE Primary 0.6 miles, St Mary's CofE Primary 1.7 miles, Bishop Tufnell CofE Junior School, Felpham 1.7 miles

Secondary Schools: St Philip Howard Catholic High



### Transport Information

Train Stations: Ford 1.7 miles, Barnham 1.8 miles, Littlehampton 2.7 miles



### Address

Panorama View, Cinders Lane, Yapton, Arundel, West Sussex, BN18



### Directions

For directions to this property please contact us.





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■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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