



Price

£340,000

Freehold

3x  2x  1x 

**Bittern Avenue, Yapton,
Arundel, West Sussex
BN18**

cubitt & west
Helping you move forwards



Main features

- Nearly new semi-detached house in sought after development
- Sizeable enclosed rear garden with side access
- Electric car charging point on driveway
- Bright and modern kitchen/diner overlooking garden
- Easy access for commuters with the A27 & A259 close by - Barnham main line station is also only a short distance

Accommodation

GROUND FLOOR

- Entrance Hall
- Kitchen/ Diner : 15'1 x 12'4 (4.60m x 3.76m)
- Lounge : 12'8 x 12'0 (3.86m x 3.66m)
- Cloakroom : 5'8 x 3'5 (1.73m x 1.04m)

FIRST FLOOR

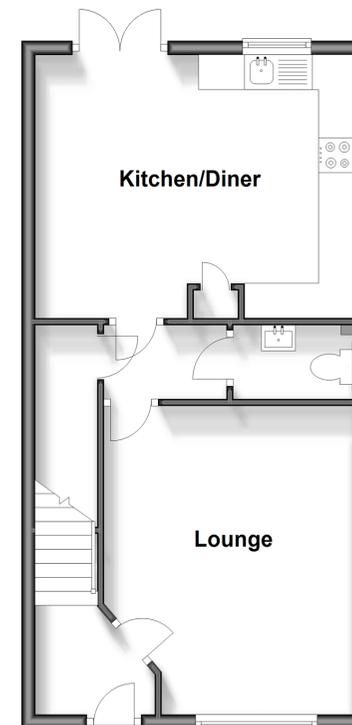
- First Floor Landing
- Bedroom 1: 11'1 up to fitted wardrobes x 10'4 (3.38m x 3.15m)
- En Suite Shower Room: 6'2 x 5'8 (1.88m x 1.73m)
- Bedroom 2: 13'1 x 8'0 (3.99m x 2.44m)
- Bedroom 3: 13'0 x 6'9 (3.97m x 2.06m)

OUTSIDE

- Driveway for Multiple Vehicles
- Front Garden

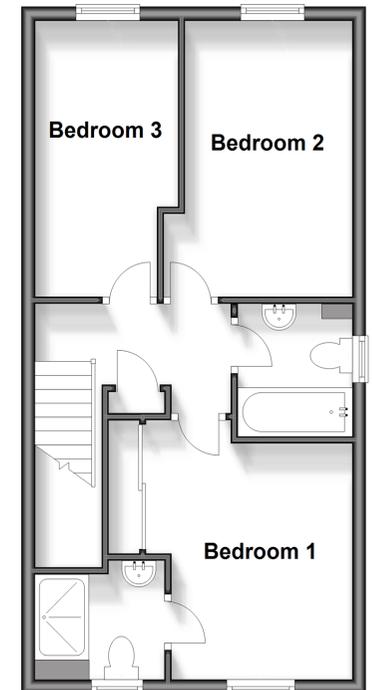
Ground Floor

Approx. 44.2 sq. metres (476.1 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.9 sq. feet)



Call Arundel - 01903 884420 ■ cubittandwest.co.uk

■ 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



23217705/20240213/CA/DW