



Price
£320,000

Freehold

3x  1x  2x 

**The Millers, Yapton,
Arundel, West Sussex
BN18**

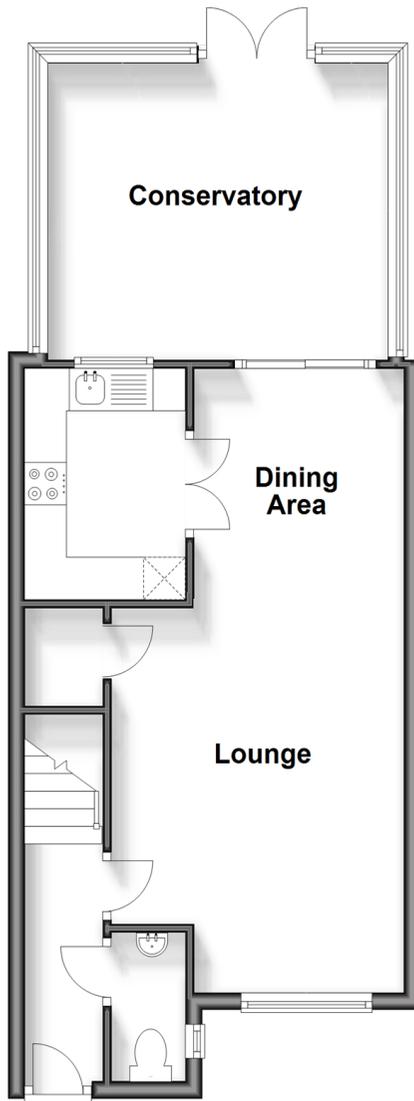
OVER 60?

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

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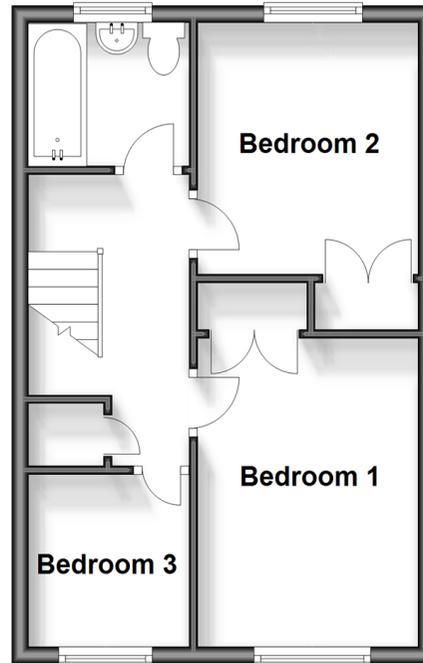
Ground Floor

Approx. 50.0 sq. metres (538.5 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.3 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge/Dining Area: 24'2 x 11'7 (7.37m x 3.53m)

Kitchen : 8'10 x 6'1 (2.69m x 1.86m)

Conservatory : 13'2 x 11'5 (4.02m x 3.48m)

FIRST FLOOR

Landing

Bedroom 1: 12'4 x 8'5 (3.76m x 2.57m)

Bedroom 2: 9'7 x 8'5 (2.92m x 2.57m)

Bedroom 3: 7'0 x 6'2 (2.14m x 1.88m)

Bathroom

OUTSIDE

Driveway

Garage: 17'5 x 9'0 (5.31m x 2.75m)

Rear Garden



Main features

- Desirable end of cul-de-sac family home with a garage extensive parking
- Ample rear sunny garden with plenty of space for outside dining
- Large conservatory opening out onto the garden
- Flexible bedroom space with home office potential
- Located in desirable village with sought after schools near by

Nearest Schools

Primary Schools: Yapton CofE Primary 1.0 miles, St Mary's CofE Primary 2.7 miles, Barnham Primary 2.7 miles

Secondary Schools: St Philip Howard Catholic High School 2.6 miles, Felpham Community College 3.6 miles, The

Transport Information

Train Stations: Barnham 2.3 miles, Ford 3.4 miles, Arundel 3.7 miles

Address

The Millers, 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.



EPC RATING



23217718/20240117/IB/DW