



**Price**

**£450,000**

**Freehold**

3x  2x  1x 

**Saxon Way, Yapton,  
Arundel, West Sussex  
BN18**

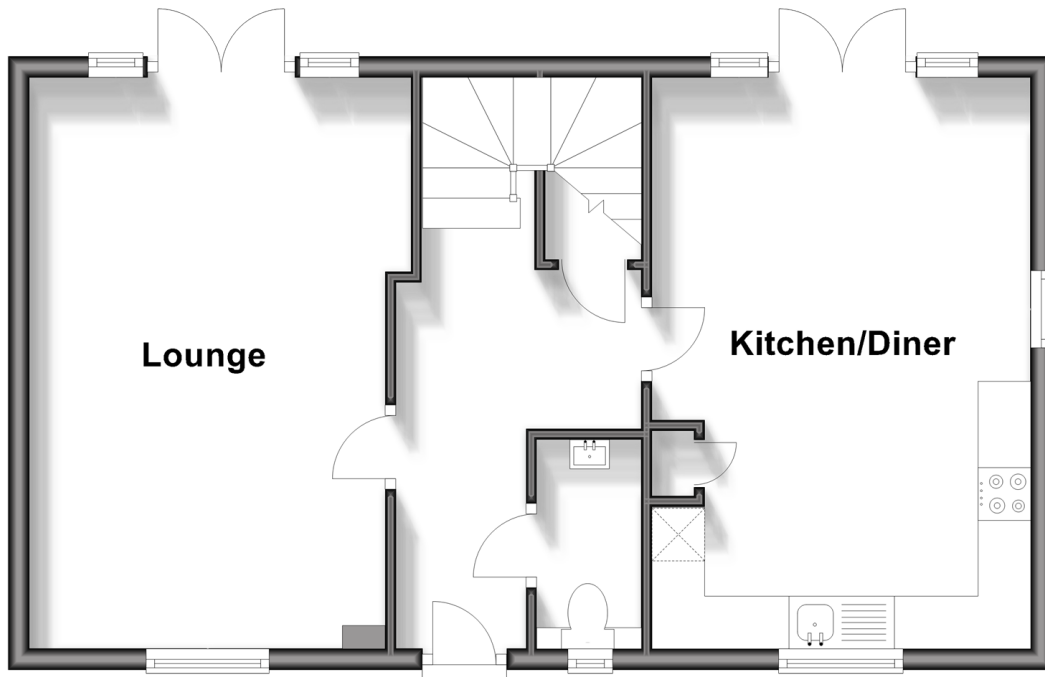
**OVER 60?**

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

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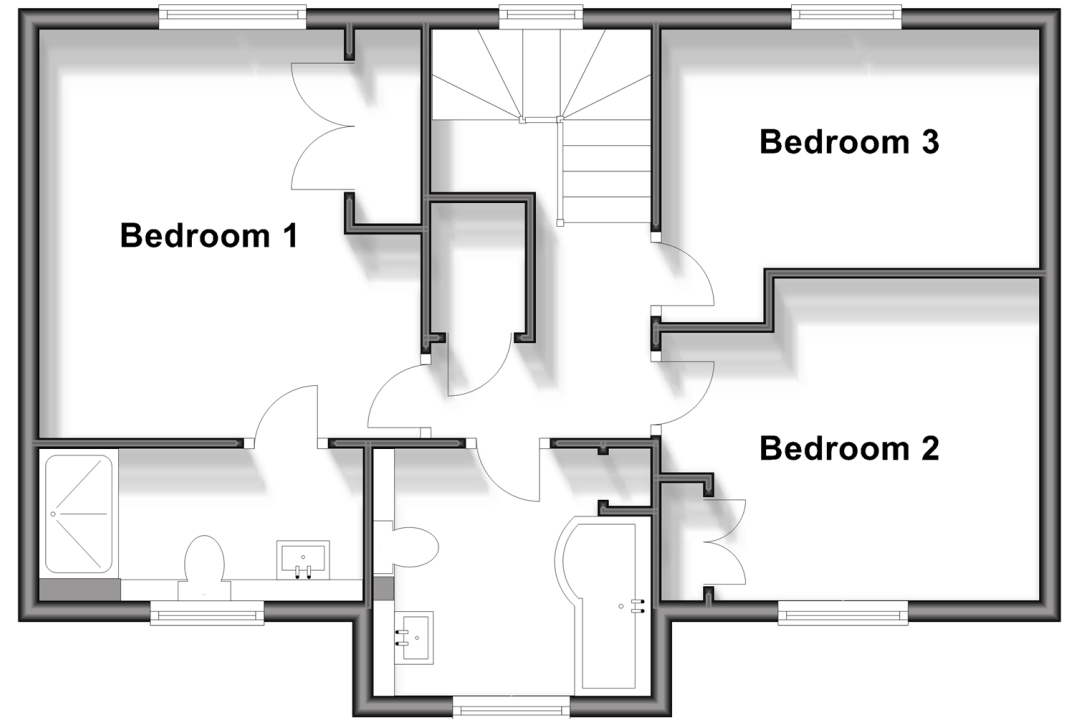
## Ground Floor

Approx. 51.6 sq. metres (555.1 sq. feet)



## First Floor

Approx. 54.0 sq. metres (580.7 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 17'10 x 11'10 (5.44m x 3.61m)

Kitchen/ Diner : 17'9 x 11'9 (5.41m x 3.58m)

Cloakroom

### FIRST FLOOR

First Floor Landing

Bedroom 1: 12'9 maximum x 11'10 maximum (3.89m x 3.61m)

En Suite Shower Room : 9'11 x 3'9 (3.02m x 1.14m)

Bedroom 2: 11'9 into fitted wardrobes x 9'11 (3.58m x 3.02m)

Bedroom 3: 11'9 x 7'5 (3.58m x 2.26m)

Bathroom : 7'10 x 7'8 (2.39m x 2.34m)

### OUTSIDE

Carport

Front Garden

Rear Garden

Parking for 3 Vehicles





## Main features

- Immaculate detached house with carport and parking for three vehicles
- Neutrally and smartly decorated throughout with under floor heating downstairs
- French doors that open out onto patio
- Located in an ideal quiet spot at the end of a cul-de-sac
- Close to desirable primary and secondary schools



### Nearest Schools

Primary Schools: Yapton CofE Primary 0.2 miles, Walberton and Binsted CofE Primary 1.4 miles, Barnham Primary 1.4 miles  
Secondary Schools: St Philip Howard Catholic High School 1.5 miles, Ormiston Six Villages Academy 2.5 miles,



### Transport Information

Train Stations: Barnham 1.3 miles, Ford 1.4 miles, Littlehampton 3.0 miles



### Address

Saxon Way, 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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