



Price

£400,000

Freehold

3x  1x  2x 

**Goodhew Close, Yapton,
West Sussex BN18**

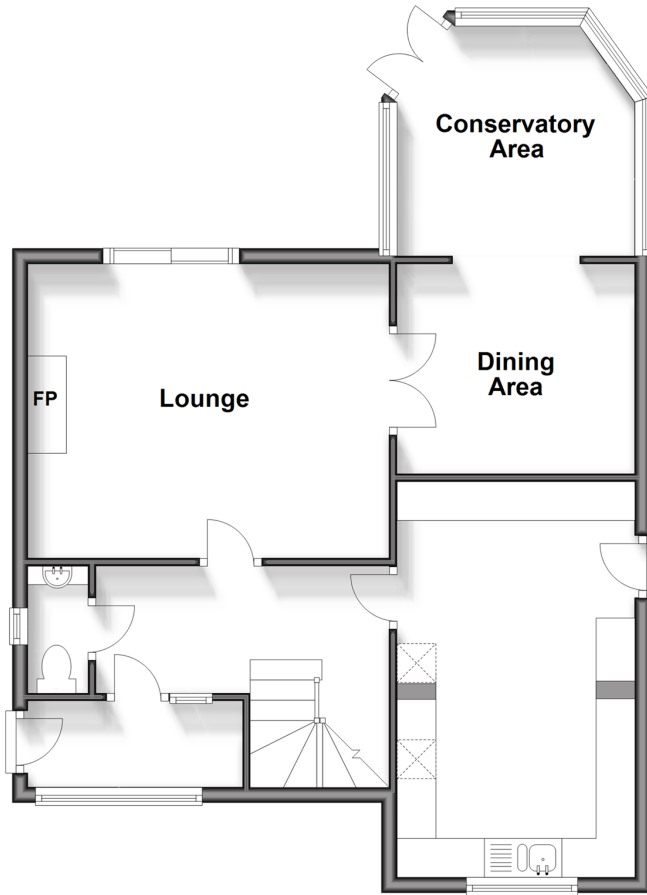
OVER 60?

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

cubitt&west
Helping you move forwards

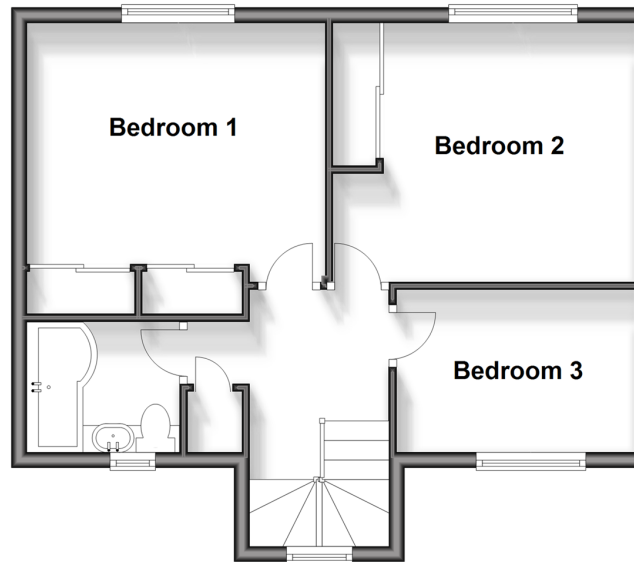
Ground Floor

Approx. 64.9 sq. metres (698.4 sq. feet)



First Floor

Approx. 45.4 sq. metres (488.7 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge : 15'9 x 12'4 (4.80m x 3.76m)

Dining Area: 10'0 x 8'11 (3.05m x 2.72m)

Conservatory Area: 10'0 x 9'4 (3.05m x 2.85m)

Kitchen/ Breakfast Room : 16'9 x 10'0 (5.11m x 3.05m)

Cloakroom

FIRST FLOOR

First Floor Landing

Bedroom 1: 12'8 x 10'11 (3.86m x 3.33m)

Bedroom 2: 12'8 x 10'11 (3.86m x 3.33m)

Bedroom 3: 9'11 x 6'10 (3.02m x 2.08m)

Bathroom

OUTSIDE

Garage: 17'9 x 8'4 (5.41m x 2.54m)

Walled Rear Garden

Front Garden

Driveway



Main features

- Spacious detached house with attractive wrap around walled garden, garage and driveway
- Flexible family accommodation with extended living space & three reception areas
- Good size bedrooms with home office potential
- Lounge & conservatory open up to established garden with vegetable plot & patio
- Short walk to village shops, new bus route & sought after primary school



Nearest Schools

Primary Schools: Yapton CofE Primary 0.7 miles, St Mary's CofE Primary 2.0 miles, Barnham Primary 2.4 miles

Secondary Schools: St Philip Howard Catholic High School 2.3 miles, Ormiston Six Villages Academy 3.4 miles



Transport Information

Train Stations: Barnham 2.0 miles, Ford 2.7 miles, Littlehampton 3.4 miles



Address

Goodhew Close, Yapton, West Sussex BN18



Directions

For directions to this property please contact us.



cubitt&west
Helping you move forwards

Call Arundel Branch 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



23217773/20240325/IB/DW