



Price

£400,000

Freehold

3x  1x  2x 

Goodhew Close, Yapton,
West Sussex BN18

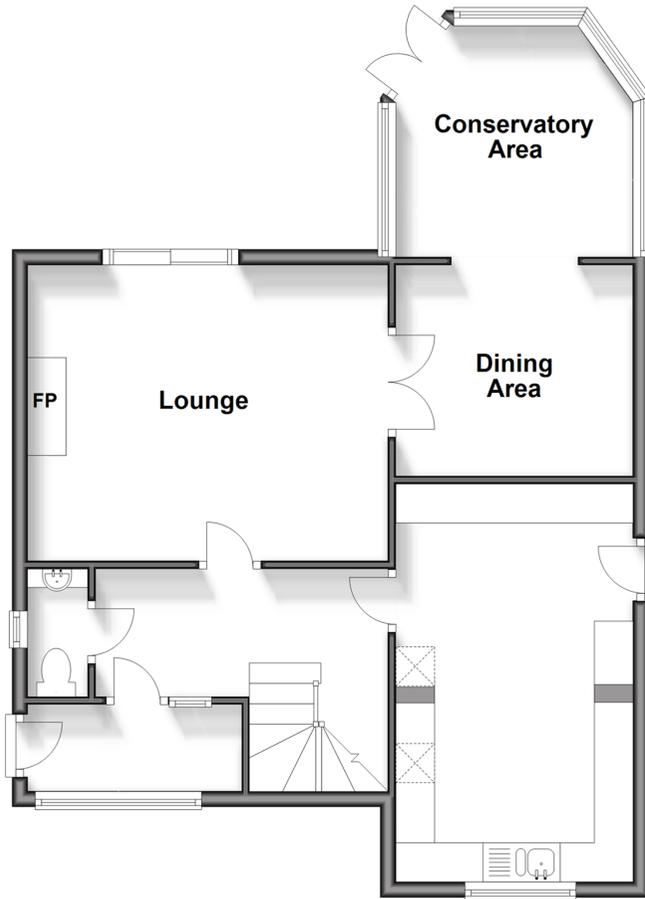
OVER 60?

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

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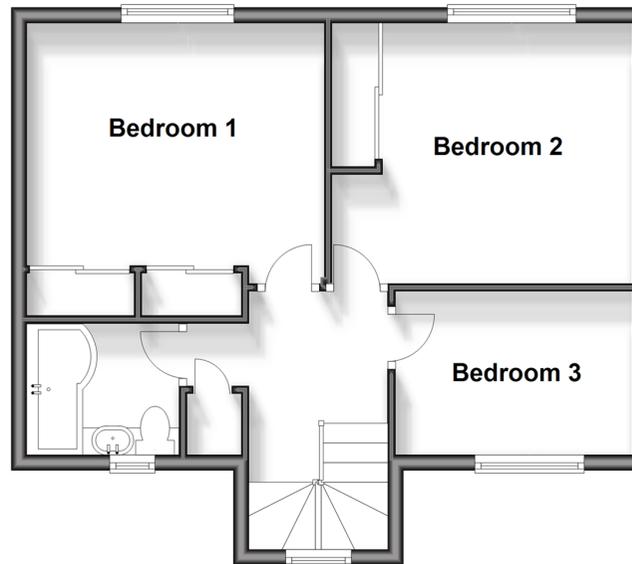
Ground Floor

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.



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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

CURRENT: D(60) POTENTIAL: C(78)

23217773/20240325/IB/DW