



4 The Towpath, Yapton BN18 0FW
£325,000 Freehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Modern House
- En Suite Shower/WC`
- South Facing Rear Garden
- Semi Detached
- 15'7 x 15' Lounge
- 3 Bedrooms
- Drive & Garage
- Council Tax Band 'C'
- EPC Rating 'B'

A beautifully presented modern three bedroom semi-detached family house with driveway and garage, situated on the Emerald Gardens private estate in the popular Yapton Village

Accommodation in brief comprises: - Entrance hall, modern kitchen, bright sitting room with French doors to the garden, ground floor cloakroom, three bedrooms (principle bedroom with en suite shower room, second double bedroom, third single bedroom), family bathroom, South facing garden, driveway and garage.

Entrance hall, leading to a kitchen with a large window to the front overlooking the towpath, door to downstairs cloakroom with a door leading to the lounge/dining room with French doors taking you to a south facing garden with Indian sandstone patio . Upstairs there are three bedrooms, two double and one single bedroom, with a family bathroom, and en suite to the principal bedroom.

To the front of the property is a driveway offering off street parking leading to a single garage. The rear garden is a particular feature facing south with a bespoke putting green. The garden is mainly laid to lawn with raised shrub beds and there is an Indian sandstone patio off the back of the house with personal door to the garage from the patio. The garden is complete with a wooden shed.

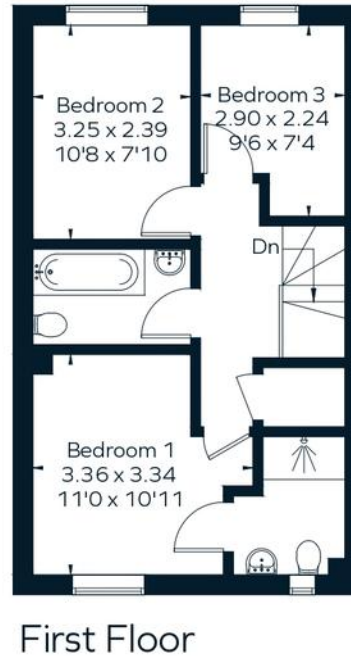
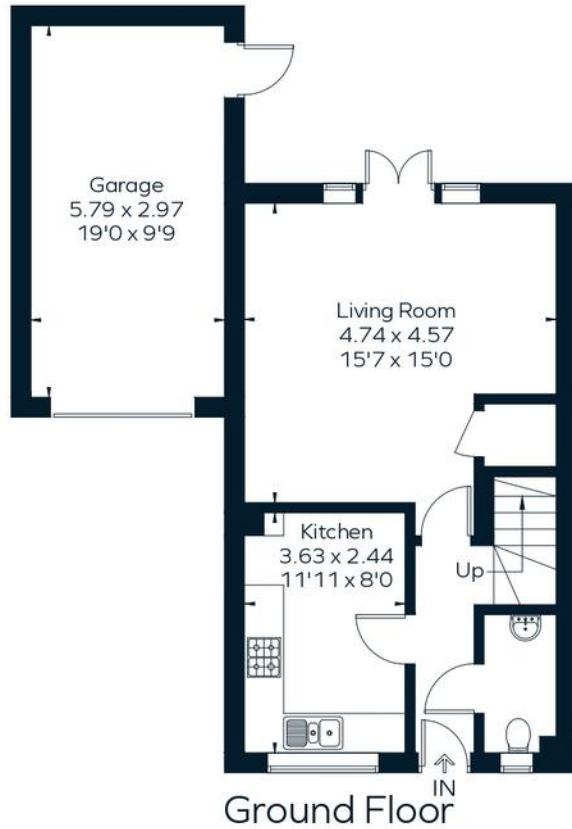
Yapton village has a selection of local shops, a Parish Church and Public House. The Village lies some 8.5 miles to the south east of the City of Chichester and some 3 miles to the west of Arundel, both providing a comprehensive range of facilities. Barnham station is approx. 1.5 miles away and provides services along the coast and up to London Victoria via Gatwick Airport. The Goodwood Estate is 8.5 miles to the north providing a golf and leisure club, along with hosting Glorious Goodwood horse racing and motor events such as The Festival of Speed. Baliffscourt Hotel and Spa is located nearby at Climping along with access to the beaches.

Council tax band C
Mains Services
Private estate Charge - £261.57 per year

The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.



Approximate Floor Area = 79.4 sqm / 855 sq ft
 Garage = 16.7 sqm / 180 sq ft
 Total = 96.1 sqm / 1035 sq ft



ENTRANCE HALL

CLOAKROOM

KITCHEN

11' 11" x 8' (3.63m x 2.44m)

LOUNGE

15' 7" x 15' (4.75m x 4.57m)

FIRST FLOOR LANDING

BEDROOM 1

11' x 10' 11" (3.35m x 3.33m)

EN SUITE SHOWER ROOM

BEDROOM 2

10' 8" x 7' 10" (3.25m x 2.39m)

BEDROOM 3

9' 6" x 7' 4" (2.9m x 2.24m)

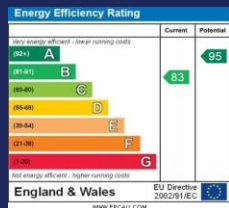
FAMILY BATHROOM

GARAGE

19' x 9' 9" (5.79m x 2.97m)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #79238



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