



Maple Cottage  
Burndell Road  
Yapton  
BN18 0HP



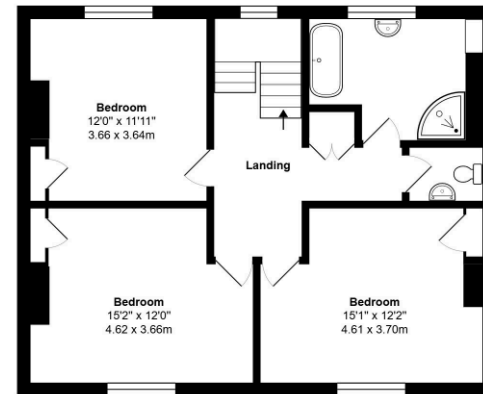
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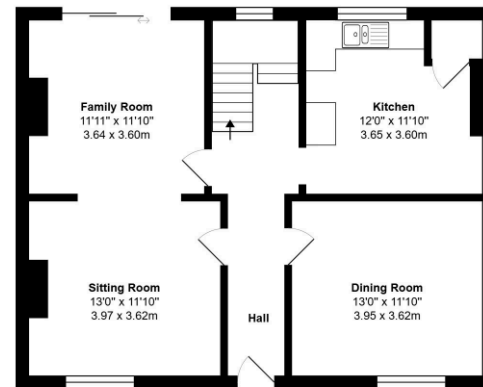
3 Bedroom Detached Cottage  
£495,000 Freehold

## Floor Plan:

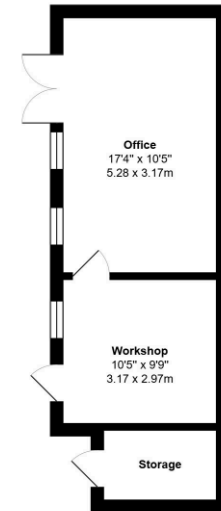
- Edwardian detached cottage
- 3 bedrooms
- 3 reception rooms
- Garden office with power and light
- Driveway
- Pretty private rear garden
- Character features throughout
- Walking distance to amenities



First Floor



Ground Floor



Total Area: 1791 ft<sup>2</sup> ... 166.4 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Created by Jtm 2024









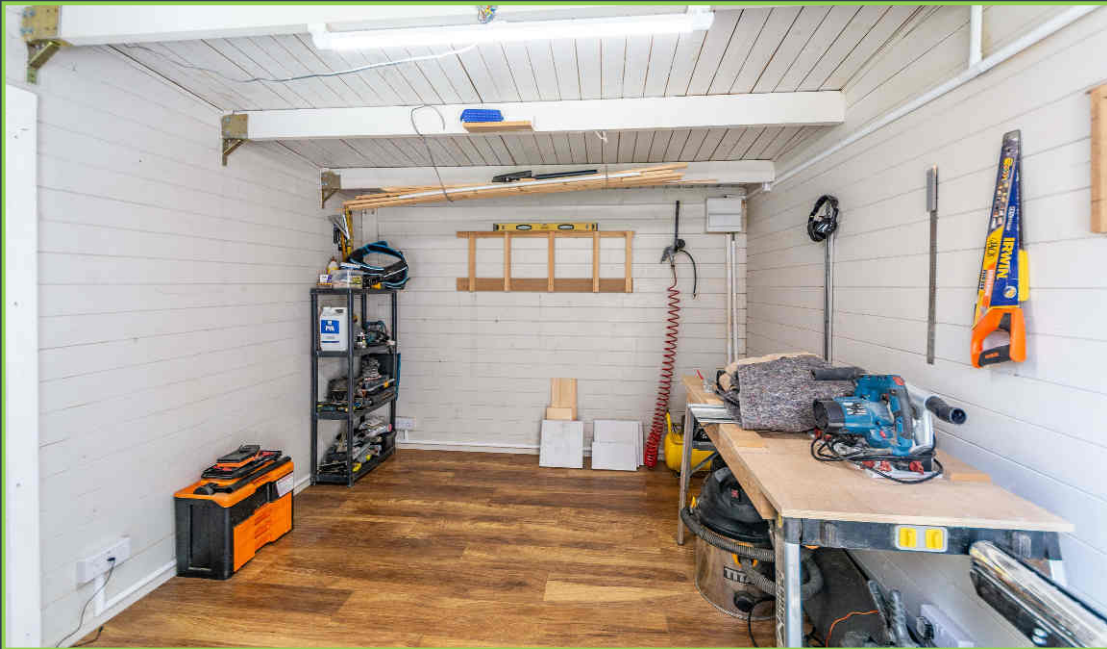














## The Property:

Set back from Burndell Road sits this sizeable three double bedroom Edwardian property, believed to date back to 1903.

This exceptionally well-presented property offers flexible accommodation over two floors. The ground floor comprises of three reception rooms and a kitchen. To the first floor there are three double bedrooms all serviced by the family bathroom.

Externally, the rear garden offers a good degree of privacy and offers well stocked mature flower beds. There is also an outside office/workshop/store which could serve a multitude of uses. To the front there is a driveway which allows parking for multiple vehicles.

## The Location:

This historic Sussex village lies some 8.5 miles to the south east of city of Chichester and some 3 miles to the west of Arundel, close to the West Sussex coast. Communications are good with the nearby A27 providing convenient vehicle access to many provincial centres including Portsmouth, Worthing and Brighton. Nearby Barnham station is under 1.5 miles away and provides a regular rail service to London Victoria. Yapton itself offers a selection of local shops, a parish church and public house. Both Arundel and Chichester provide a more comprehensive range of facilities, the latter being arranged within a partly pedestrianised centre. The surrounding area provides many recreational and sporting activities, including a number of golf courses, the nearest being at Avisford Park in Walberton. Glorious Goodwood is about 8.5 miles to the north and whilst best known for its horse racing, also provides a private airfield, country club and is becoming increasingly well known for the Revival of its historic motor circuit and the annual Festival of Speed. Chichester and Littlehampton harbours are particularly popular with sailors, and the beaches of West Wittering and Climping provide opportunities for bathing, windsurfing and kite surfing. The recently created South Downs National Park is criss-crossed with many bridle paths and footpaths for walkers, mountain bikers and riders.

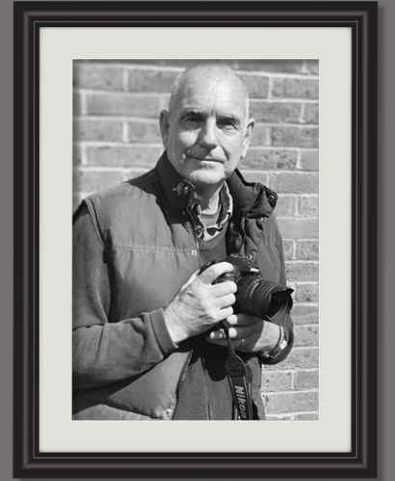
### Property Information

**Services:** Mains gas, electricity, water and drainage. Broadband available

**Council Tax:** Arun District Council, Maltravers Road, Littlehampton. Tel: 01903 737500 Council Tax Band E



# Welcome to Pegasus Properties



## About us...

From large country estates to coastal properties, cottages, investments and family homes, our team has over 90 years experience in delivering outstanding client care. Our aim is to always provide you with a friendly, knowledgeable and unrivalled level of service. We place great emphasis on providing a modern, bespoke, personal and highly professional experience at Pegasus Properties and we are dedicated to delivering the very best results for all our clients.



Professionalism, Quality, Responsiveness, Value



“ Peter and Nick made what was the most impossible chain a reality. We sold in no time at all at over asking price and Peter made it his daily objective to take matters in his own hands to get the job done! Would use again in a heartbeat! ”

Clare P

“Pegasus have been a joy to deal with. Peter was great with advice and guidance at the start when placing the property on the market, followed by Nick who has provided continuing helpful support throughout the selling process. Friendly service with consistently excellent communication. Nick particularly would investigate any bumps in the road & work with all parties to find a resolution. Would not hesitate to recommend, keep doing what you do! Many thanks.”

Alison S

“We highly recommend Nick who was so professional and efficient in selling our home. After agreeing the sale he was always in regular contact with updates and reachable to discuss any questions we had. Thank you to not only Nick but also Peter, Carol and Richard at Pegasus for everything. We don't want to move anytime soon because we love our new house but if we did we would certainly use Nick and Pegasus again.”

Matt R

“Nick and the team at Pegasus are just brilliant! They managed the sale of 2 family properties and the service they gave was outstanding. During such a stressful time Nick was so reassuring, informative, professional and caring. He kept us updated weekly with the chain progression. Would recommend ( and have done!) 110%. Well done so pleased to have sold with Pegasus!”

Abi E



## Traditional Values

First and foremost we believe in communication and great customer care. We don't want you to feel like you're being passed from pillar to post and getting frustrated with the lack of answers when you need them. Every single one of our team is on hand to help. We take great pride in making sure you are informed about everything concerning your house move as soon as it happens.



## Professional Service

You only get one chance to make a first impression and when it comes to property we want to make you stand out. Every property is special in its own way and we always look for the unique character which makes it shine above the rest. All of our properties benefit from professional photography, too many hours scrolling through the internet has taught us that the care and attention we pay to your home will help attract more attention over the competition.

We love what we do and we want you to enjoy the experience just as much as we do.



## Modern Technology

Our approach has always been to stay at the forefront of technology, that said we believe in utilising it in the right way. From the latest management systems through to our comprehensive marketing methods, we make sure everything we have in place, benefits you! Our systems track the progress of your sale from start to finish and alert us throughout the process if things are taking longer than they should. Our marketing methods include advertising across the UK's major property websites, niche property platforms and exclusive magazines. Whether it's a 2 bedroom end of terrace or a grand country home, we have every angle covered.





# Your local Property Professional



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