



13 Fordwater Gardens
Yapton, West Sussex, BN18 0HU


PEGASUS
PROPERTIES

13 Fordwater Gardens

Set in the picturesque village of Yapton, within a popular no through road, sits this well presented two bedroom bungalow. Offered to the market with no onward chain this spacious home boasts well-proportioned accommodation arranged over one floor including a large open plan lounge, kitchen/breakfast room, two good sized double bedrooms, generous garden and a garage.

Freehold · 2 double bedrooms · Open plan lounge · Kitchen/breakfast room · Garage · No onward chain

Description

Located in the pretty village of Yapton within a quiet close, sits this well presented bungalow. The property is approached via Fordwater Gardens and is tucked within the close with a green area to the front and path leading to the entrance. On entering the property there is an enclosed porch leading to a welcoming entrance hall with door giving way to the lounge. Overlooking the front aspect is the open plan lounge with feature fireplace. From the lounge an inner hallway leads to the kitchen/breakfast room. The kitchen is bright and airy and boasts access out to the private rear garden. There are two large double bedrooms, both of which benefit from built-in wardrobes, with the master bedroom also enjoying views over the rear garden. Both of the bedrooms are served by a wet room located from the inner hallway.

The generous rear garden is of particular note, consisting of well-kept lawns with a pathway leading to a timber shed located at the rear of the garden. The property also benefits from a garage, located nearby in block.

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.





Services

Water, gas, electricity and mains drainage are connected.
Please note that none of the services or appliances have been tested by Pegasus.

Council Tax

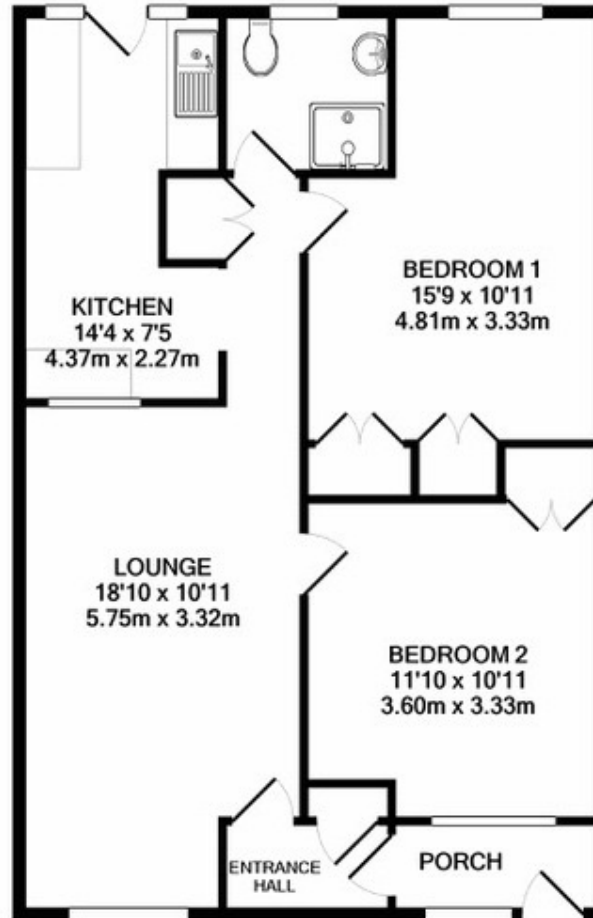
Arun District Council Tax: Band C

Reference

PEG - 13for

Viewings by appointment only

Please contact Pegasus on 01243 940940 or call into our office to arrange a viewing of this property.



TOTAL APPROX. FLOOR AREA 708 SQ.FT. (65.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Pegasus Properties

39 Barnham Road, Barnham, West Sussex PO22 0ER

01243 940940 barnham@pegasusproperties.co.uk pegasusproperties.co.uk