





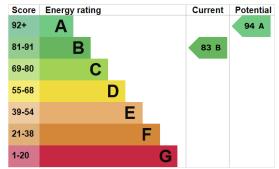






**Book a Viewing** 

01243 861344 Sales@ClarkesEstates.co.uk 27 Sudley Road, Bognor Regis, PO21 1EW http://www.clarkesestates.co.uk



















**Offers Over** £425,000 **Freehold** 

## 1 Robinson Close, Yapton, Arundel, BN18 0ZN

Clarkes

Estate Agents & Lettings Agents







IMPORTANT NOTICE

1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

01243 861344



## What the agent says... " Material Information:

Nestled in a quiet cul-de-sac in the charming and sought-after village of Yapton, this beautifully maintained two-bedroom detached bungalow offers modern, comfortable living in a peaceful setting.

Overlooking acres of Farmland, the property boasts a spacious open-plan kitchen, living and dining area perfect for both relaxed everyday living and entertaining. The contemporary kitchen is fully fitted with integrated appliances, offering both style and functionality.

The primary bedroom benefits from a modern en-suite shower room, while the second bedroom is also a great size. The interior is immaculately presented throughout, allowing buyers to move straight in with ease.

Outside, the property features a well-landscaped rear garden complete with a delightful summer house. perfect for relaxing, working from home, or hosting guests. There is also a garage and driveway parking, providing ample space for vehicles and storage.

Located close to local amenities, schools, and transport links, this property combines the best of village life with modern convenience. Early viewing is highly recommended to fully appreciate all this stunning home has to offer.

Council Tax: Arun DC band D Property Type: Detached Bungalow Property Construction: Standard

Electricity Supply: Mains Water Supply: Mains Sewerage: Mains

Heating: Gas Central Heating

Broadband: ADSL

Parking: Garage and off-road

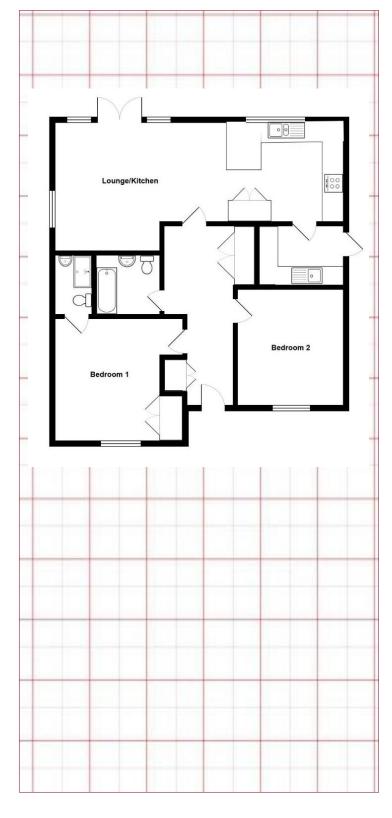
Restrictions: None

On 29/07/2025 information from the Ofcom Website

Broadband	Availability	Max Down	Max Up	
Standard	✓	16 mbps	1 mbps	
Superfast	✓	49 mbps	9 mbps	
Ultrafast	✓	1800 mbps	220 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Unlikely	Unlikely	Good	Good
Three	Unlikely	Unlikely	Good	Good
O2	Good	Good	Good	Good
Vodafone	Good	Good	Good	Good

Anti Money Laundering checks at £30 Per Purchaser will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

- 2 Bed detached bungalow
- In quiet cul-de-sac
- Modern kitchen/lounge
- Outlook over fields
- Garage and off road parking





## Accommodation

**Lounge/Kitchen** - 9.25m x 4.11m (30'4" x 13'5")

**Utility Room** - 2.68m x 1.88m (8'9" x 6'2")

**Bathroom** - 2.11m x 1.96m (6'11" x 6'5")

**Ensuite** - 1.91m x 1.53m (6'3" x 5'0")

**Bedroom 1** - 4.07m x 3.92m (13'4" x 12'10")

**Bedroom 2** - 3.69m x 3.46m (12'1" x 11'4")



