



Offers Over
£425,000
Freehold

Clarkes

Estate Agents & Lettings Agents

1 Robinson Close, Yapton, Arundel, BN18 0ZN



Book a Viewing

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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IMPORTANT NOTICE
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01243 861344



- 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")



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 shows:

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.

