



Bell & Blake
SALES & LETTINGS

Bay Tree House, North End Road, Yapton, Arundel, West Sussex, BN18 0HZ

Asking Price £565,000

To arrange a viewing call: 01243 790 674 or email info@bellandblake.co.uk

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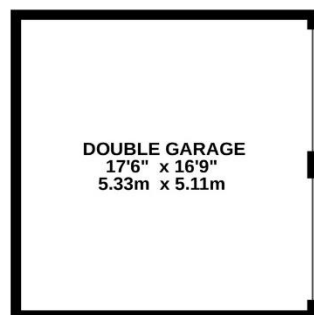
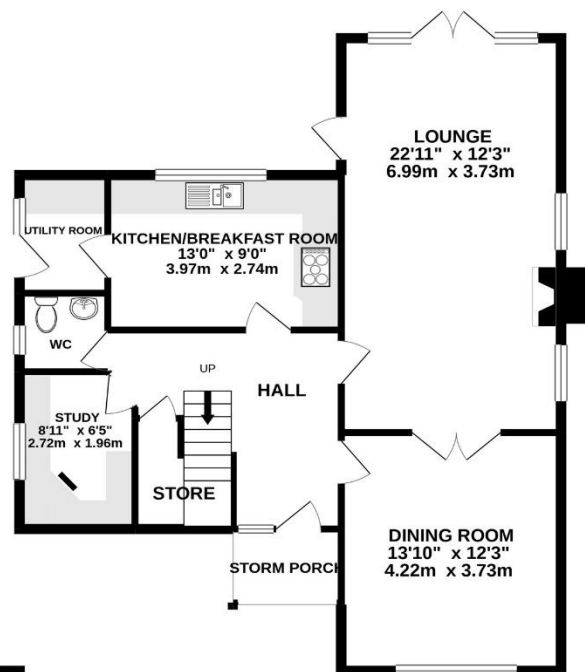
- Secure gated driveway for multiple vehicles
- Separate double garage with power, light & water
- Fully fitted study
- Large lounge with fireplace and generous dining room
- 4 Double bedrooms (master with ensuite)
- Bathroom with both bath and shower
- Southerly aspect secluded rear garden
- Downstairs WC & separate utility room
- No forward chain
- Freshly decorated and new carpets throughout

Approached via its own secure gated private driveway is this substantial detached residence. The property boasts many practical and luxury features such as the study, Southerly aspect secluded rear garden, 4 double bedrooms (master with ensuite), 4 piece main bathroom, 22'11" lounge with fireplace, large separate dining room, utility room, downstairs WC, double detached garage, modern kitchen breakfast room, airy spacious entrance hall and landing. The secure gated driveway offers the space for multiple vehicles and is perfect for most motorhomes, boats, trailers and luxury cars, as well as the peace of mind with the added safety benefits for any children or pets. The study is that designated 'Work from home' space many properties fail to provide. The double garage can provide any additional workshop or secure storage area that you may require. The property has been meticulously and lovingly redecorated and improved, to give the new owners the simplest of starts in their new home. This property is a must view to appreciate all the house has to offer. No forward chain.

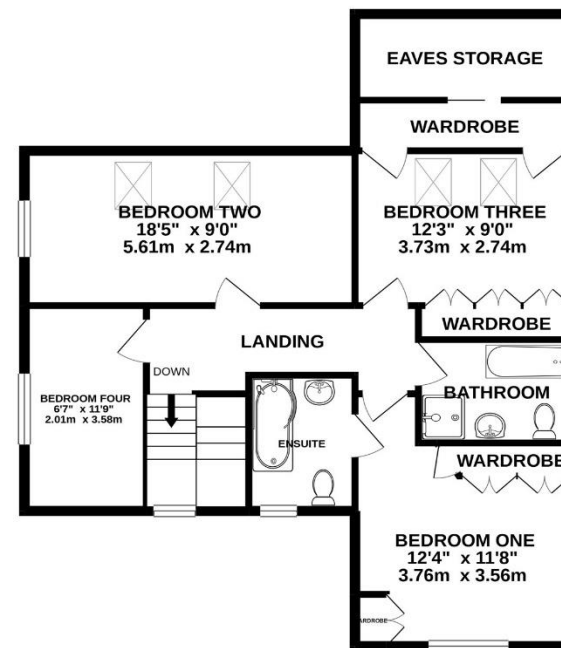
Council Tax Band: F



GROUND FLOOR
1129 sq.ft. (104.9 sq.m.) approx.



1ST FLOOR
836 sq.ft. (77.6 sq.m.) approx.



TOTAL FLOOR AREA : 1964 sq.ft. (182.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

To arrange a viewing call 01243 790674 [View details online at bellandblake.co.uk](https://bellandblake.co.uk)

The property is perfectly located in the charming village of Yapton, with Climping beach just 2.5 miles away and Barnham Main Line Railway station (with regular trains to London & Gatwick) only 1.3 miles. The South Downs National Park is only 2 miles away.

Closer by there is local shops, pub, school, 13th century local church (in conservation area), bus stops, playing fields with play area, sports court, outdoor park gym facilities, village hall and other amenities under 700 metres away.

Arundel: 4 miles
Bognor Regis: 5 Miles
Chichester: 10 Miles
Brighton: 24 Miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	81
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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