



**Yapton Lane**  
Walberton

**Carter Jonas**

# CHILLERTON DOWN YAPTON LANE WALBERTON BN18 0AN

Three Bedrooms · Two Bathrooms  
Newly Refitted Kitchen · Open Plan Sitting Room  
Mature Gardens · Parking and Garage

## DESCRIPTION

A three bedroom detached bungalow with views towards countryside on the front aspect. The property is located on the edge of the village close to Avisford Park Hotel and Golf Course.

## ACCOMMODATION

The bungalow has a reception hall with doors to all rooms. The main focal area is the wonderful open plan living room which benefits from excellent natural light from two sets of French doors, and a central lantern roof window. Off the sitting room is a kitchen with a range of refitted cabinets finished in grey with wood effect tops, integrated oven and hob. Breakfast bar.

There are three bedrooms (one would make a perfect hobby room or study). There are two bathrooms.

The frontage provides off road parking with a shared driveway leading to a garage. The mature rear garden has a large patio, perfect for entertaining, mature borders, lawn and potting shed.

## LOCATION

The property is located on Yapton Lane, just off the A27 which links Arundel with Chichester and Portsmouth going west and Worthing and Brighton heading east. Barnham Railway Station is approximately 2.5 miles from the property which has regular direct links to London Victoria and Southampton Central.

**A THREE BEDROOM DETACHED BUNGALOW IN A POPULAR VILLAGE LOCATION. THE PROPERTY HAS A WONDERFUL OPEN PLAN LIVING AREA, MATURE GARDENS, PARKING AND GARAGE.**



## FURTHER INFORMATION

Mains water, electricity & drainage  
Gas central heating  
Council tax: Band E  
EPC rating: C

Mobile phone coverage and speeds can be checked here:  
[checker.ofcom.org.uk](http://checker.ofcom.org.uk). We understand signal is good  
outdoor and variable in property on some networks.

Broadband speeds can be checked here:  
[checker.ofcom.org.uk](http://checker.ofcom.org.uk). We understand superfast  
broadband is available

## ADDITIONAL INFORMATION

**Viewing:** Strictly by appointment through the selling  
agents Carter Jonas - T: 01865 511444

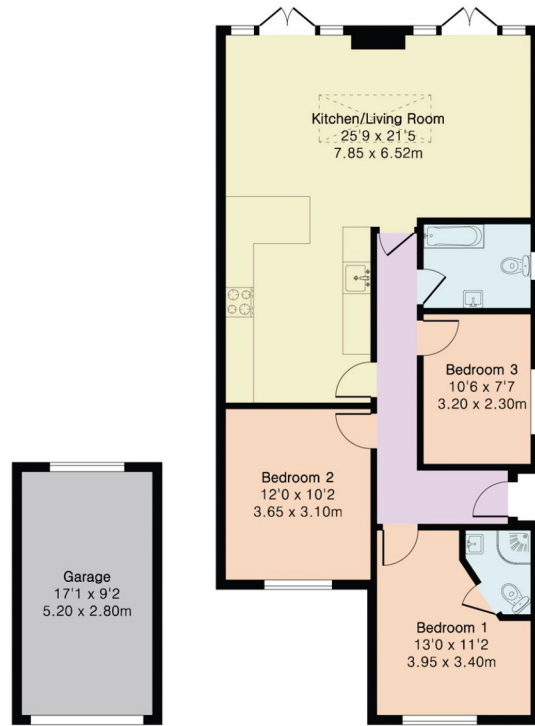
**Directions:** BN18 0AN

what3words:/// double.afraid.defeated



Approximate Gross Internal Area 919 sq ft - 85 sq m  
(Excluding Garage)

Garage Area 157 sq ft - 15 sq m



Garage

Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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#### IMPORTANT INFORMATION

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