



Cherry Avenue, Yapton, BN18 0LB

Freehold

Four Bedrooms • A Detached Family Home • Integral Garage • Driveway Parking for 3 Cars • Quiet Cul-de-Sac • Local Amenities only Half a Mile Away • Fantastic for First-Time Buyers or Investors • Approx. 1381 sq. ft (128.2 sq. m)

Cooper Adams

This spacious four-bedroom detached family home is located in a peaceful cul-de-sac, offering both privacy and convenience. Featuring an integral garage, providing secure parking or additional storage space, and is ideally situated just half a mile from local amenities, ensuring easy access to shops, schools, and essential services. The property is ready to move straight in, but for those with a flair for design, it also presents an exciting opportunity to unleash your creativity and transform it into your dream home. The property comprises a modern kitchen with integrated appliances, a living room, and a separate dining room, both offering direct access to the garden. The ground floor also includes a convenient WC. Upstairs, there are four bedrooms, a family bathroom, and an en-suite adjoining the primary bedroom.

Whether you're a first-time buyer or an investor seeking a property with rental potential, this home is certainly not one to miss. Its quiet location and versatile layout make it an appealing choice for a wide range of buyers.



Yapton is a charming West Sussex village nestled between Arundel and the coast. Just 3 miles away lies the historic town of Arundel, famous for its medieval castle, riverside walks, independent shops, and great selection of pubs and eateries. Head 4 miles south and you'll reach Littlehampton, offering award-winning beaches, a lively seafront, shops, cultural events, and leisure options like golf and the WAVE Sports Centre.





Cherry Avenue, Yapton

Approx. Gross Internal Floor Area 1381 sq. ft / 128.27 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale

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Council Tax band: E, EPC Energy Efficiency Rating: D, EPC Environmental Impact Rating: E

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