

**White &
Brooks**
CHICHESTER

£650,000

St. Marys Meadow • Arundel • West Sussex

“Detached Family Home”



- ❖ Four Double Bedrooms
- ❖ Primary Bedroom Benefits from an En-suite
- ❖ Living Room
- ❖ Dining Room
- ❖ Downstairs Cloakroom
- ❖ Generous Garden
- ❖ Double Garage

About The Property

White & Brooks are delighted to bring to the market this well presented detached family home, situated in a residential cul-de-sac in the sought after village of Yapton.

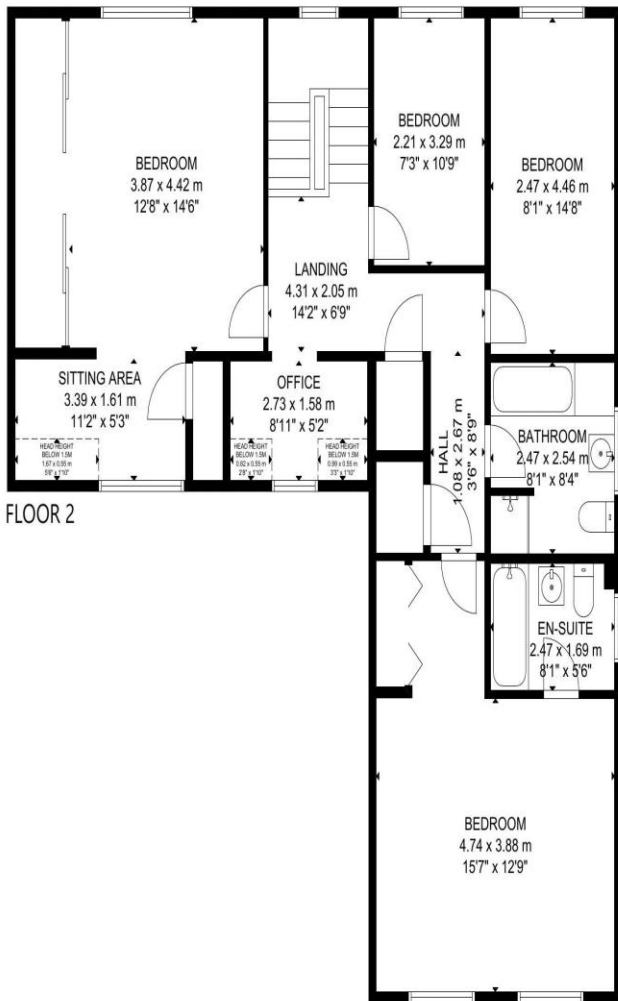
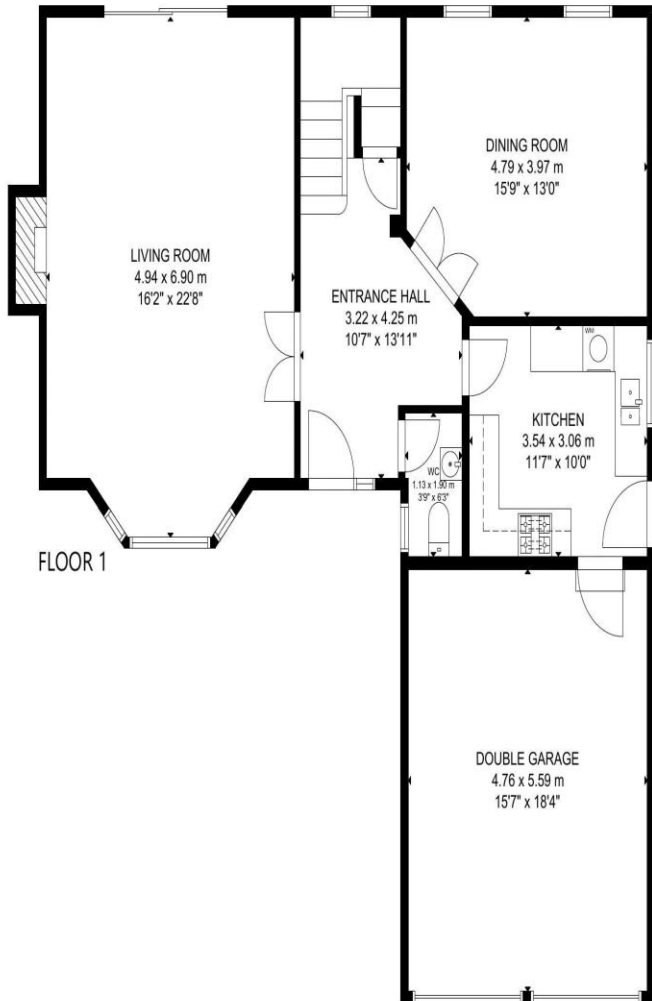
The accommodation briefly comprises to the ground floor, Entrance Hall, Living Room, Kitchen, Dining Room and a Cloakroom.

To the first floor are four Double Bedrooms, the Primary Bedroom benefits from an En-suite and the Second Bedroom has a good size sitting area adjacent to it. There is also an Office and a Family Bathroom on this floor. Further benefits include gas fired central heating, double glazing, a double garage, off road parking for several Cars, and a generous sized Rear Garden.

An internal viewing is essential to appreciate the location and accommodation on offer.



Floorplan and EPC



GROSS INTERNAL AREA
 TOTAL: 184 m²/1,985 sq ft
 FLOOR 1: 81 m²/871 sq ft, FLOOR 2: 103 m²/1,114 sq ft
 EXCLUDED AREA: GARAGE: 27 m²/287 sq ft, HEAD HEIGHT BELOW 1.5M: 2 m²/21 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Room Details

Entrance Hallway 10' 7" x 13' 11" (3.22m x 4.25m)

Living Room 16' 2" x 22' 8" (4.94m x 6.90m)

Dining Room 15' 9" x 13' 0" (4.79m x 3.97m)

Kitchen 11' 7" x 10' 0" (3.54m x 3.06m)

Cloakroom

Integral Double Garage 15' 7" x 18' 4" (4.76m x 5.59m)

First Floor Landing

Primary Bedroom 8' 1" x 5' 7" (2.47m x 1.69m)

Ensuite

Bedroom Two 12' 8" x 14' 6" (3.87m x 4.42m)

Sitting Area 11' 1" x 5' 3" (3.39m x 1.61m)

Office 8' 11" x 5' 2" (2.73m x 1.58m)

Bathroom

Bedroom Three 8' 1" x 14' 8" (2.47m x 4.46m)

Bedroom Four 7' 3" x 10' 10" (2.21m x 3.29m)

