



Frogs Lodge, Drove Lane, Main Road, Yapton, BN18 0EB

Guide Price £315,000

Frogs Lodge, Yapton

Enjoying a lovely setting with significant potential.

- Detached bungalow
- Considerable potential to extend (STPP)
- Lovely setting
- Good size attractive gardens
- Sitting room
- Kitchen/dining room
- Two bedrooms
- Bathroom/WC
- No on-going chain

Discover the charm and potential of this delightful detached bungalow, perfectly positioned in a lovely semi-rural setting surrounded by open paddocks and farmland. Set within generous, attractive gardens, this well-proportioned home offers a peaceful lifestyle with exciting scope to extend and develop further (subject to the necessary consents).

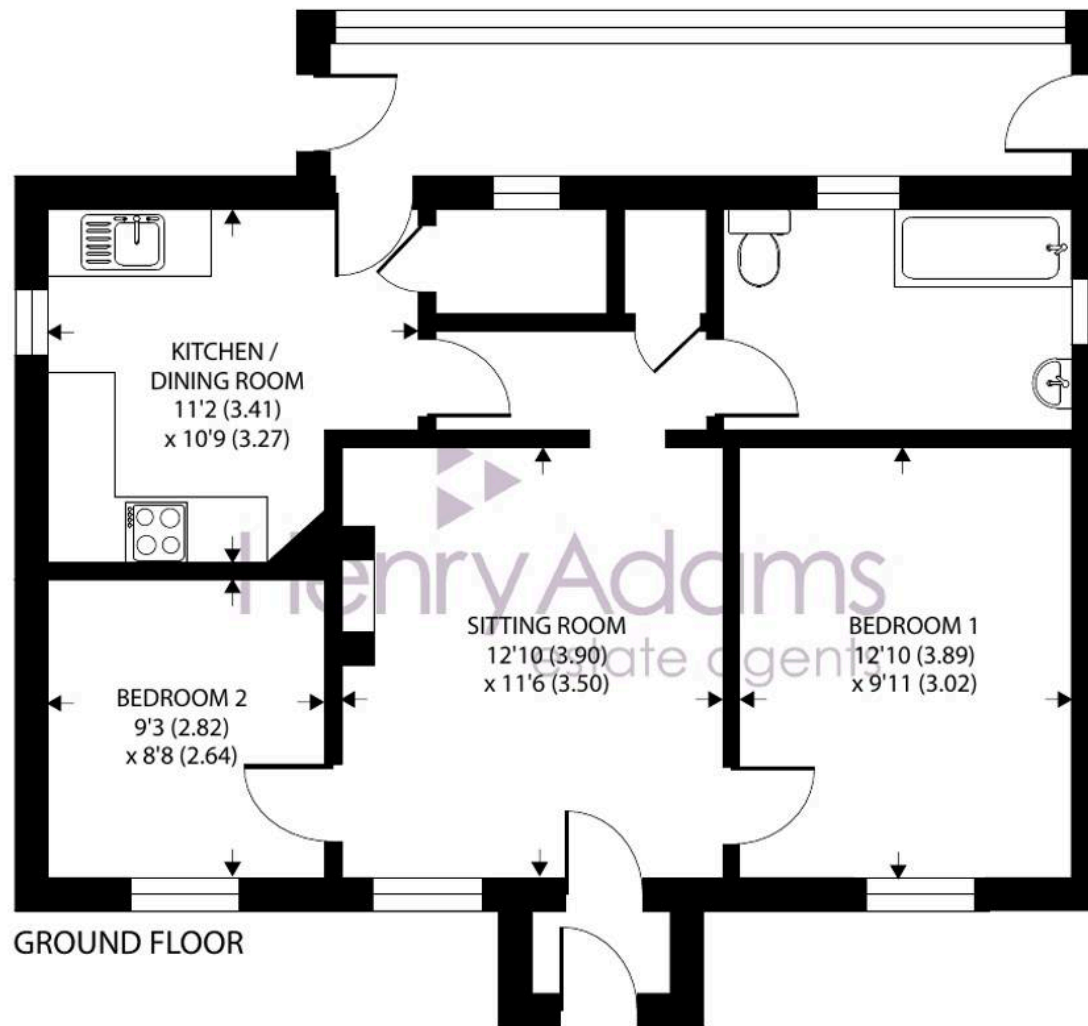
Inside, the property features a sitting room, a kitchen/dining room, two bedrooms and a bathroom/WC.

With no ongoing chain, this is a rare opportunity to secure a tranquil semi-rural retreat with significant potential to make it your own.

Road charge - TBC







Approximate Area = 747 sq ft / 69.3 sq m

For identification only - Not to scale



Location – The village of Yapton offers a range of local shops, church, village hall and school. Further amenities can be found in Barnham including a mainline railway station to London Victoria. Nearby is Fontwell racecourse offering a season of jump horse racing whilst to the north west Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of flat horse racing including the Qatar Goodwood Festival. Barnham is situated between the cathedral city of Chichester which offers excellent high street shopping, many fashionable restaurants, cafes and bars and the Festival Theatre and the historic town of Arundel. The area to the north is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the new South Downs National Park.

Directions – From Barnham proceed east towards Yapton on the B2233. On entering Yapton take the first turning on the right into Drove Lane. Proceed for approximately 0.45 of a mile and turn right. Proceed up the track and the property is a short distance along on the left. what3words – boil.chairs.tins

Arun District Council – 25/26 Tax Band C £2,073.75 EPC-E

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk

