



40 Neptune Way, Yapton

Guide Price £395,000

 **Henry Adams**
estate agents

40 Neptune Way

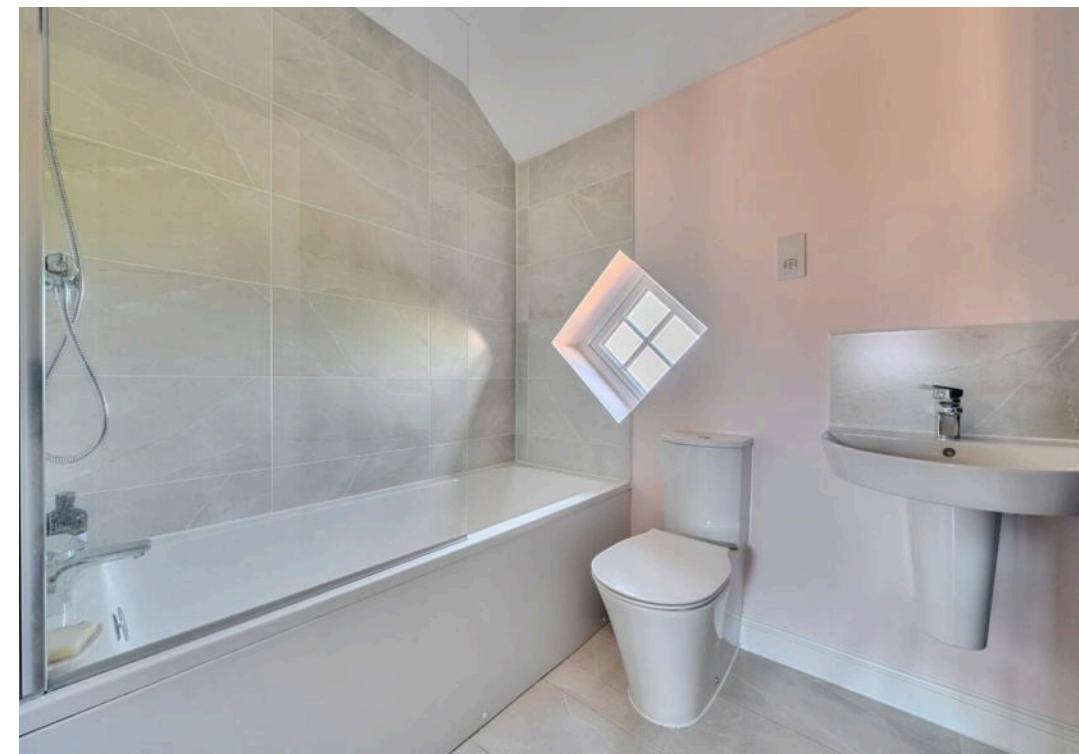
- Prestigious Redrow Homes Development
- Built Just Three Years Ago
- 991 Sq Ft Accommodation
- Open-Plan Kitchen/Dining Area
- Three Well-Proportioned Bedrooms
- En-Suite to Principal Bedroom
- Modern Family Bathroom & Ground Floor WC
- Private Rear Garden
- Driveway Parking
- Immaculately Presented Throughout

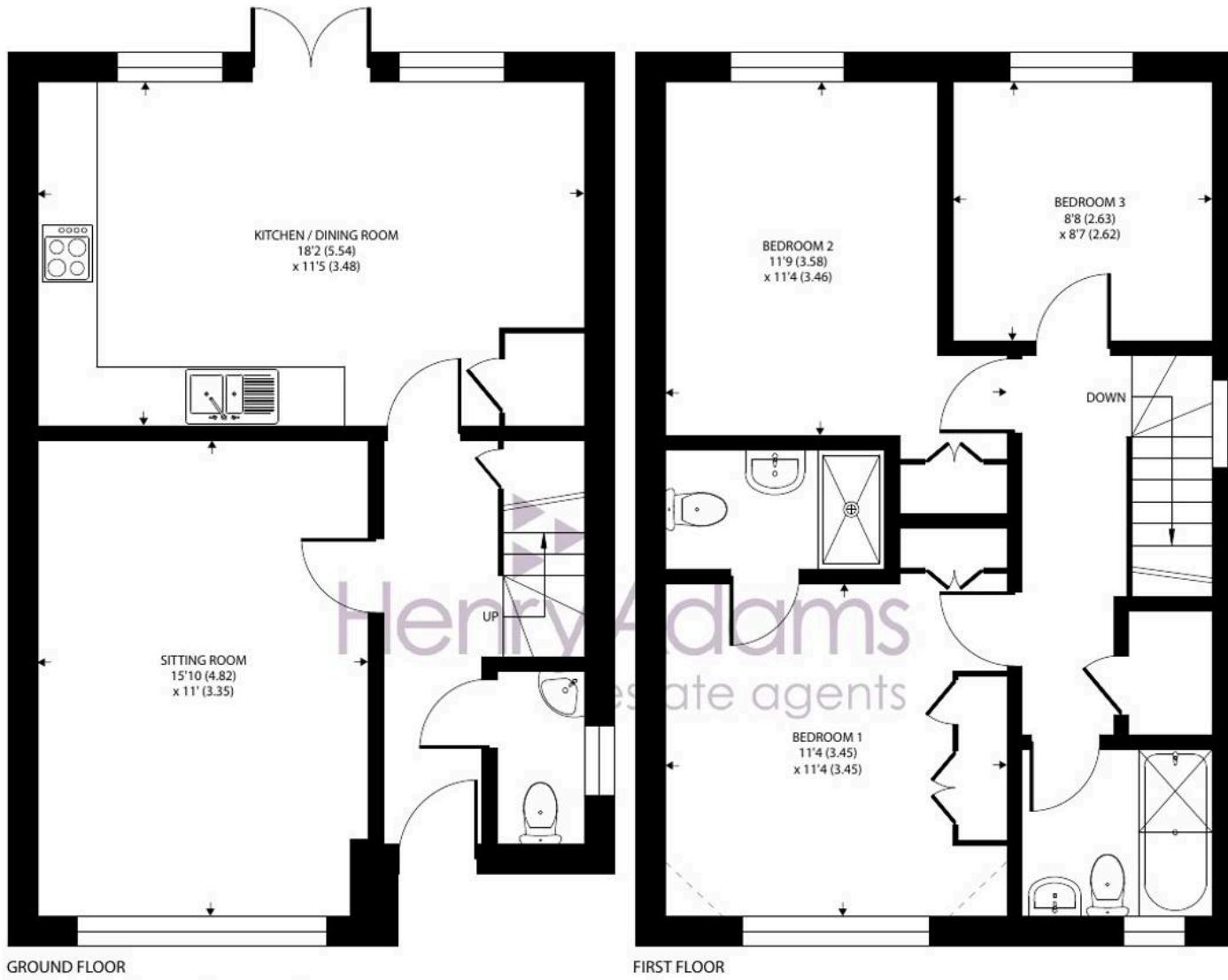
This prestigious three bedroom semi-detached residence, constructed by the renowned Redrow Homes, offers contemporary living and is finished to an exceptional standard throughout. Benefiting from the remaining NHBC guarantee whilst combining modern design and the quality craftsmanship Redrow is known for, this home is ideal for families and professionals alike.

The property welcomes you with a bright and inviting entrance hall, leading through to a stunning open-plan kitchen, dining and living space, the true heart of the home. Designed with both everyday living and entertaining in mind, the upgraded kitchen features sleek cabinetry, integrated appliances and generous worktop space, complemented by French doors opening onto the rear garden. A separate, well-proportioned sitting room with its bay window and view of the greenspace opposite provides a cosy retreat, while a ground floor cloakroom adds practicality.

Cont







GROUND FLOOR

FIRST FLOOR

Neptune Way, Yapton, Arundel

Approximate Area = 987 sq ft / 91.6 sq m

Limited Use Area(s) = 4 sq ft / 0.3 sq m

Total = 991 sq ft / 91.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026.
Produced for Henry Adams. REF: 1401394

Upstairs, the home continues to impress with three good sized bedrooms. The principal bedroom benefits from a stylish en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom finished with modern tiling and fittings. Bedrooms one and two both have built-in wardrobes.

Externally, the property boasts a rear garden which is mostly lawned with a patio area and a timber shed. There is a useful additional side area with gate to the driveway providing convenient off-road parking for two vehicles. The property also boasts an EV charging point.

The village of Yapton offers a range of local shops, village hall and school. Further amenities can be found in nearby Barnham, including a mainline railway station with services to London Victoria. Nearby is Fontwell racecourse offering a season of jump horse-racing, whilst to the north west, The Goodwood Estate 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 horse racing. Chichester, Arundel and the beaches at Bognor Regis are all within easy reach of Yapton.

What3Words ///unscathed.passively.emperor

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: A





Henry Adams - Middleton on Sea

Henry Adams LLP, Old Bank House, 128 Middleton on Sea - PO22 6DB

01243 587687

middleton@henryadams.co.uk

www.henryadams.co.uk

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.