



76 Navigation Drive, Yapton, BN18 0FS

Guide Price £360,000



# 76 Navigation Drive, Yapton

A stylishly extended and modernised village home near the coast.

- Three bedroom end of terrace house
- Popular modern development
- Spacious sitting room
- Stunning orangery/dining room
- Contemporary kitchen with integrated appliances
- Ground floor cloakroom/WC
- En-suite shower room and modern family bathroom
- Attractive rear garden
- Driveway and single garage

A stylishly extended and tastefully modernised three-bedroom end of terrace home, situated on a popular modern development in a charming village location approximately two and a half miles north of Middleton-on-Sea beach and six miles south-west of the picturesque town of Arundel.

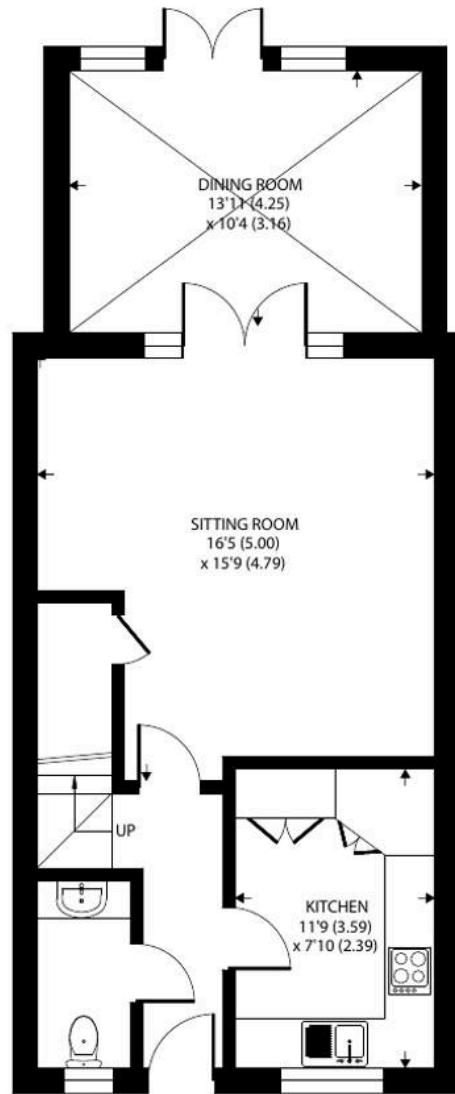
The accommodation comprises an entrance hall, ground floor cloakroom/WC, and a spacious sitting room featuring French doors with full-height side windows opening into a superb orangery complete with fitted roof and window blinds. Further French doors lead out to the attractive rear garden, creating an excellent space for both relaxing and entertaining. The contemporary kitchen is fitted with pastel grey-fronted units and integrated appliances including an electric oven, gas hob, cooker hood, fridge, and freezer.

Upstairs, there are three well-proportioned bedrooms and a modern family bathroom.

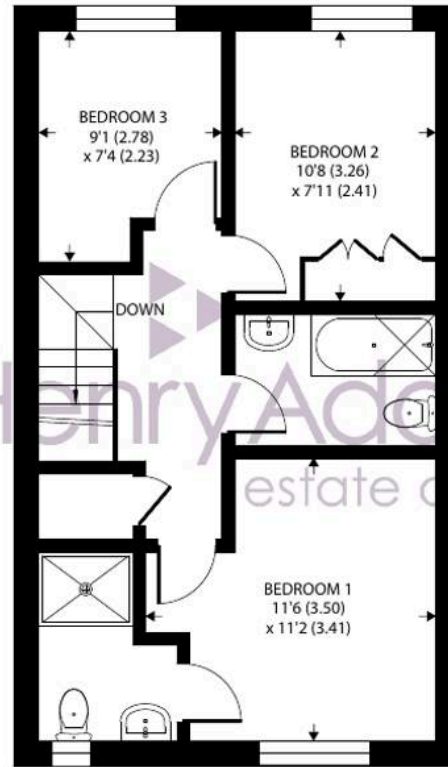
Arun District Council - 26/27 Tax Band C £2,177.17 EPC-C



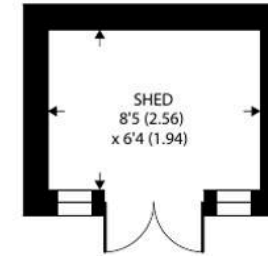




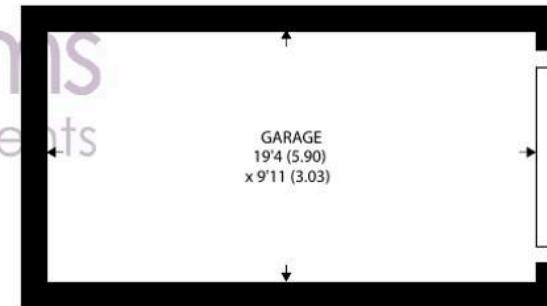
GROUND FLOOR



FIRST FLOOR



NOT SHOWN IN ACTUAL LOCATION



## 76 Navigation Drive, Yapton, Arundel

Approximate Area = 1041 sq ft / 96.7 sq m

Garage = 192 sq ft / 17.8 sq m

Outbuilding = 53 sq ft / 4.9 sq m

Total = 1286 sq ft / 119.4 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). © ntechcom 2026. Produced for Henry Adams. REF: 1468563

**Outside** - The property benefits from an open-plan front garden and an attractive rear garden with a brick-edged patio leading onto a lawn with planted borders. A summer house is positioned to one side of the garden. To the rear of the property, there is a driveway providing off-road parking for two vehicles, leading to a single garage with an up-and-over door.

**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. Yapton 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 on the B2233 to Yapton. On reaching Yapton proceed straight across the first roundabout and second roundabout. Take the second turning on the left into Goodhew Close and follow the road round to your left into Navigation Drive. Continue along Navigation Drive for approximately 0.35 of a mile and number 76 is on the right after Locks Way. What3words - allowable.fidget.pursuing

**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](http://henryadams.co.uk)

