



Kings Close, Yapton

Guide Price £400,000

Kings Close

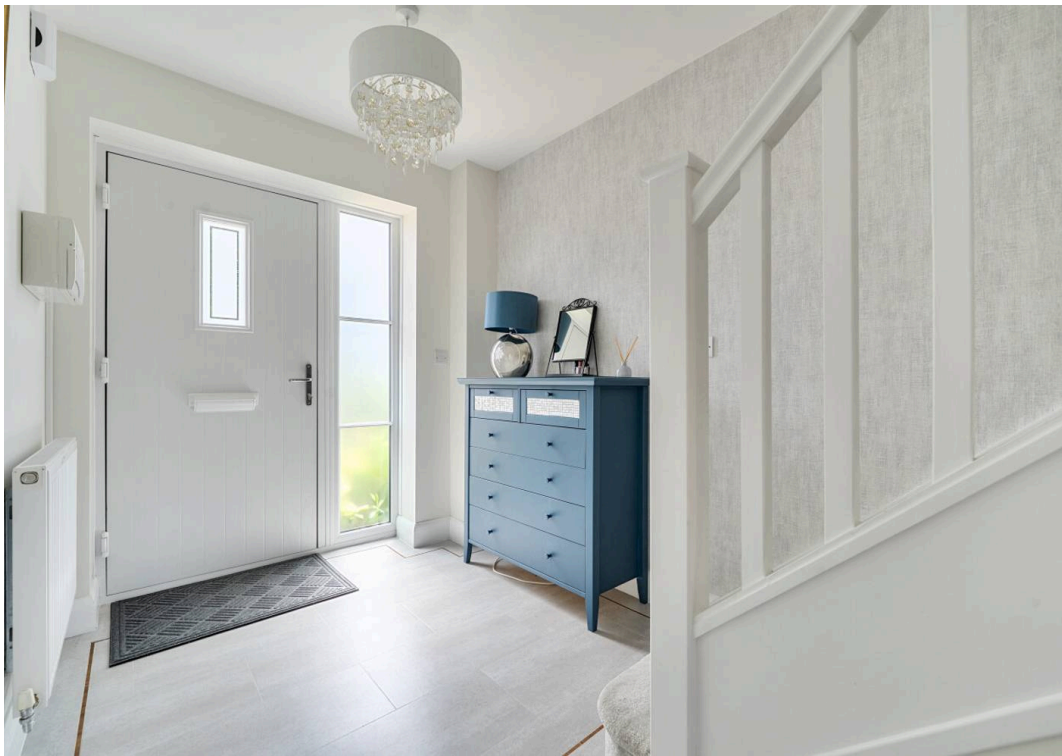
- Modern Detached House
- Immaculately Presented
- 3 Bedrooms
- Beautiful Kitchen-Dining Room
- 2 Modern Bath/Shower Rooms
- Landscaped Walled Garden
- Driveway & Allocated Parking
- Quiet Cul-de-sac Location
- Close to Village Centre

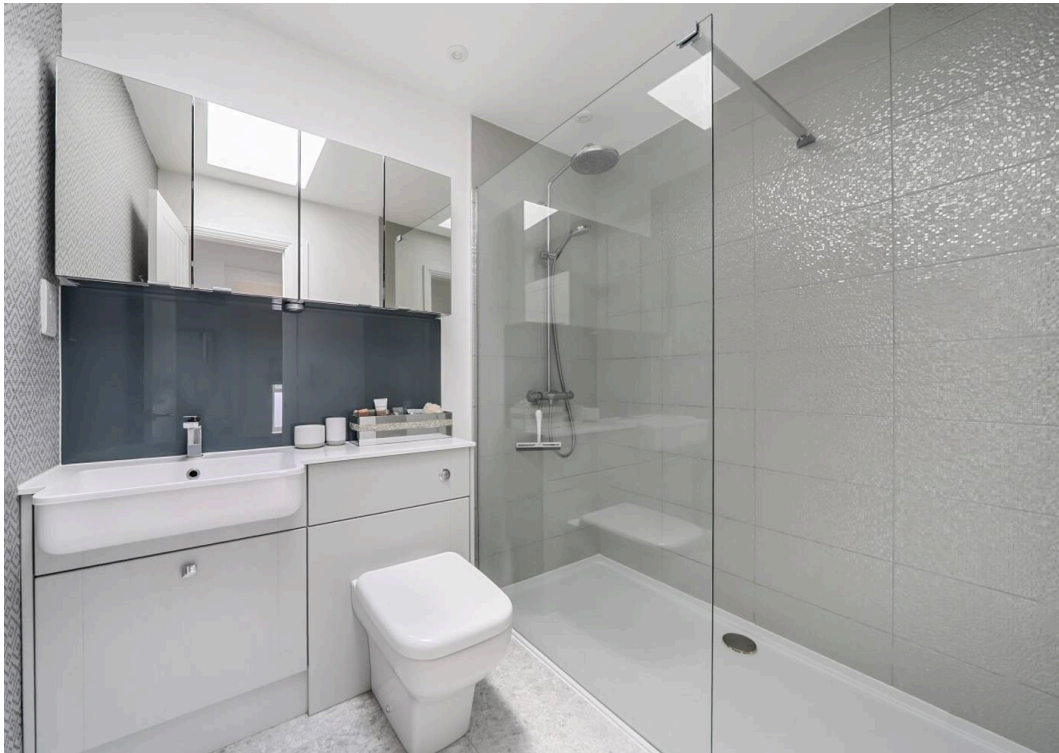
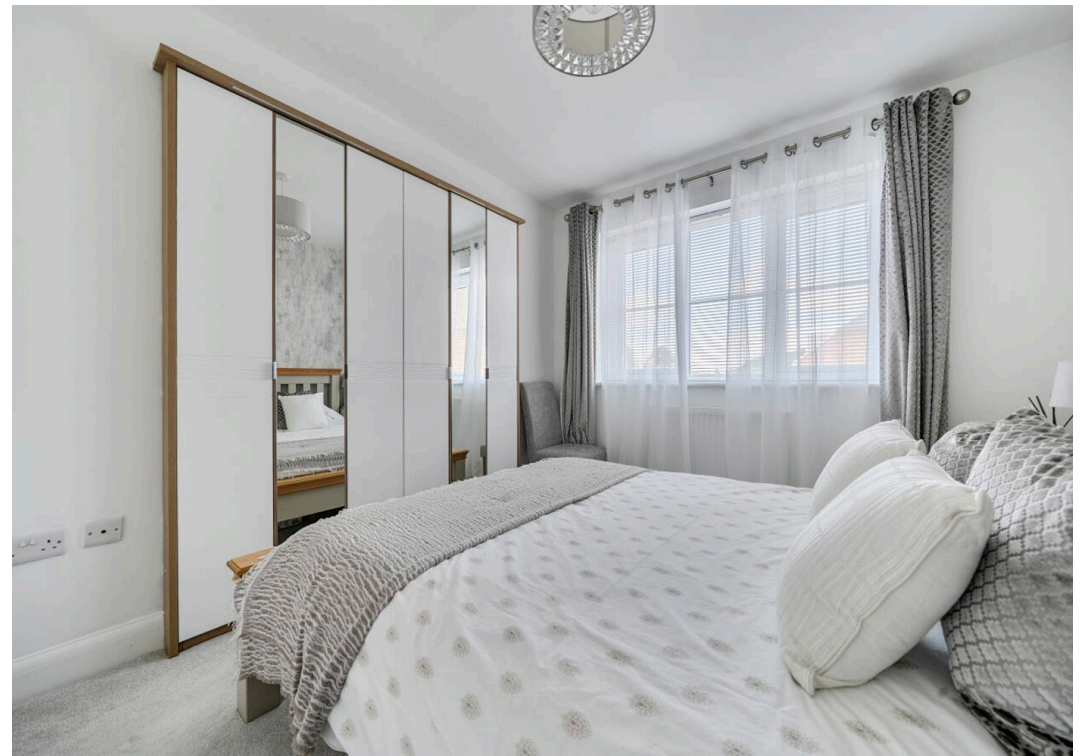
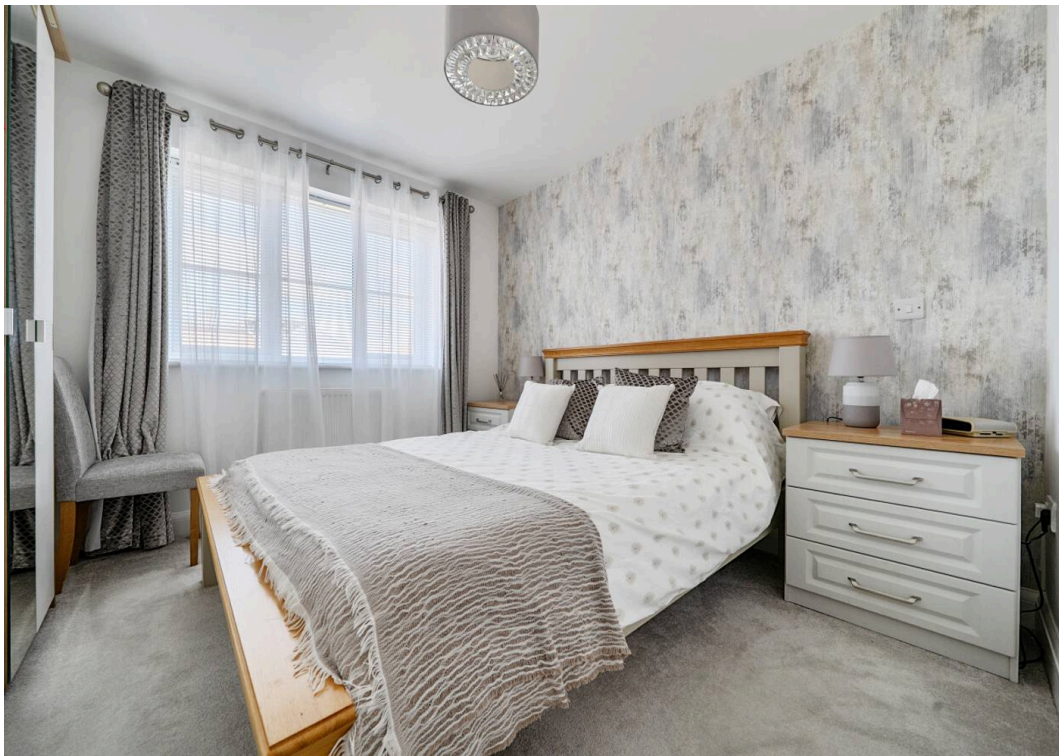
Nestled in a quiet, private cul-de-sac just moments from the village centre, this immaculately presented detached house is 'show home' standard and offers a welcoming blend of contemporary style and every-day comfort, making it the perfect place to call home.

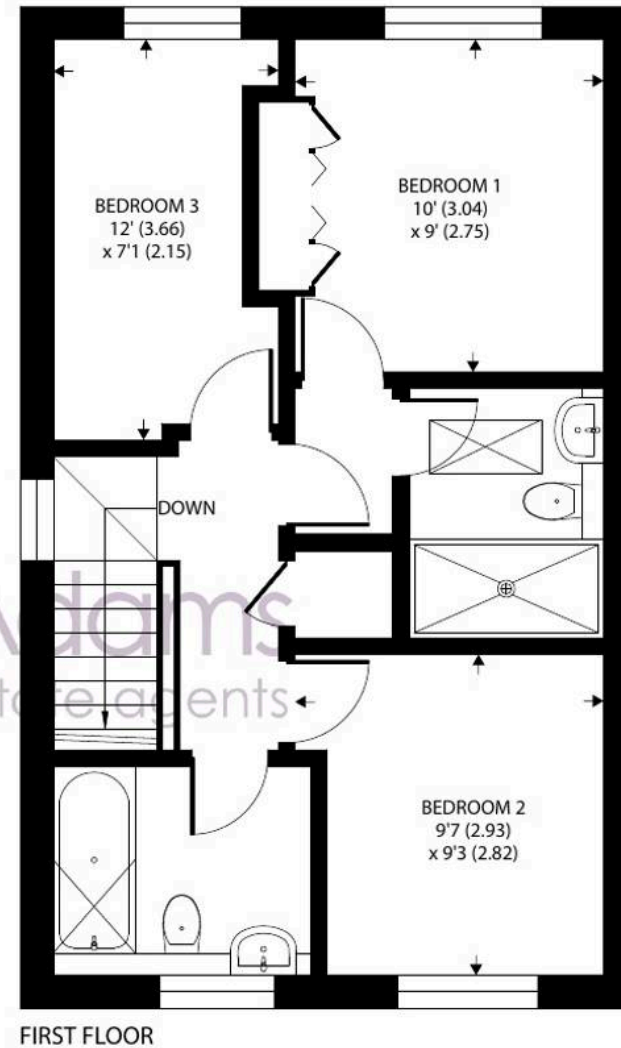
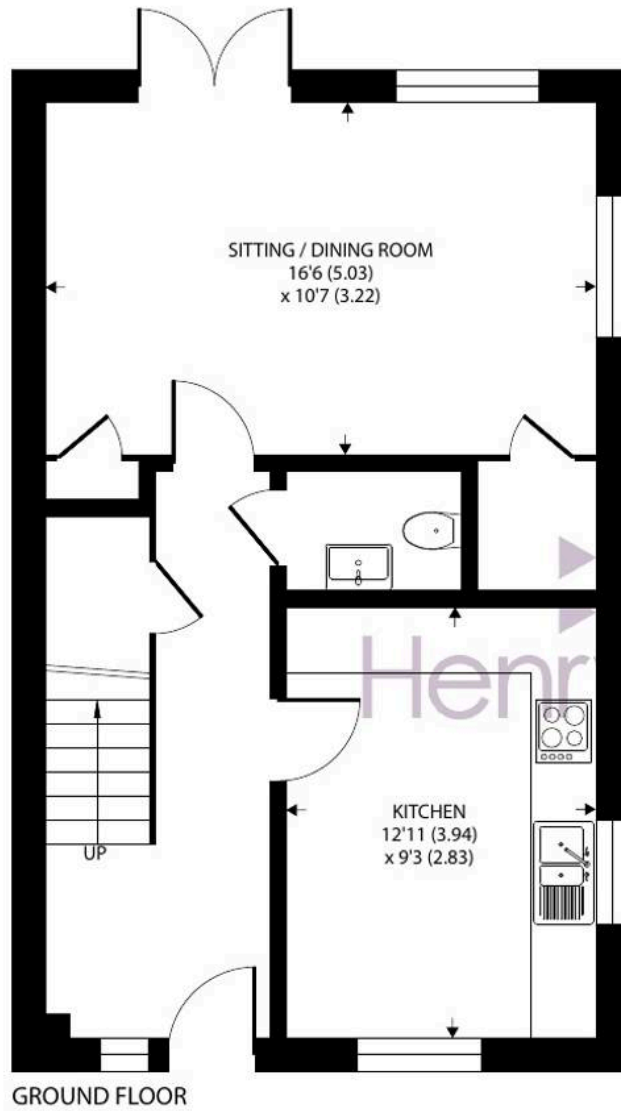
As you step inside, a spacious hallway greets you, setting the tone for the elegant interiors throughout. The heart of the home is the beautiful kitchen-dining room, thoughtfully designed with sleek cabinetry, integrated appliances, and space for a table, ideal for both family meals and entertaining friends. The adjoining sitting room is equally impressive, offers a tranquil retreat with stylish finishes and a warm, inviting ambience and French doors leading out onto the patio and rear garden. There is also a large store cupboard in the sitting room and a cloakroom/WC in the hallway which completes the ground floor accommodation.

Upstairs, three bedrooms provide peaceful sanctuaries for rest and rejuvenation, each featuring tasteful décor. The principal bedroom benefits from a range of built-in cupboards and the addition of a modern en-suite shower room, while the additional family bathroom is finished to an equally high standard, boasting contemporary fixtures and a soothing palette.









Kings Close, Yapton, Arundel

Approximate Area = 926 sq ft / 86 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: 1485064

Outside, there is a private driveway to the front of the property along with an additional allocated parking space at the end of the garden. The rear garden enjoys a broadly westerly aspect, is enclosed by a brick wall with side gate, and has been landscaped to provide two patio areas, lawn and established borders. There is also an outdoors kitchen area with power and water supply along with a useful timber shed.

Yapton itself offers a range of village facilities and is within easy reach of Chichester, Bognor Regis and Littlehampton for a wider range of amenities. The historic market town of Arundel is a short distance to the north-east and offers further leisure and shopping options. A nearby mainline station links Portsmouth to the west, Brighton to the east and London Victoria.

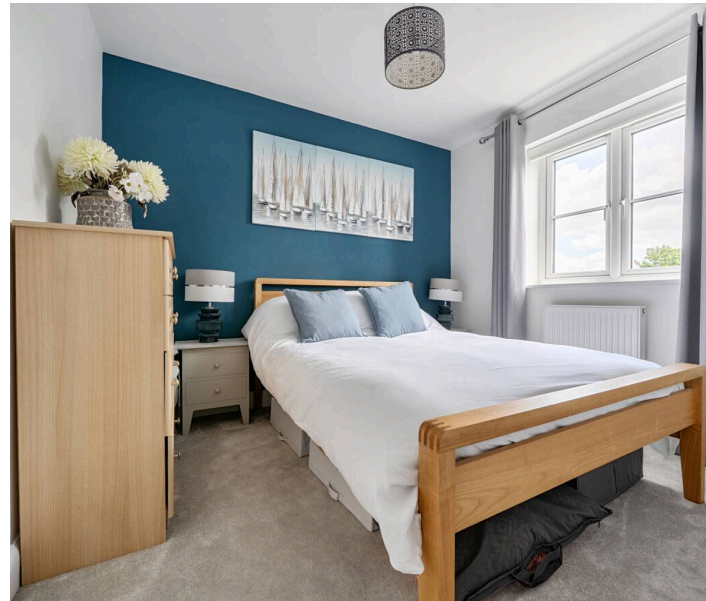
What3Words ///confining.spice.interval

Private Estate Charge: We understand the private estate charge is currently £296 paid twice yearly.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B





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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.