



21 Fellows Gardens, Yapton

Guide Price £320,000

21 Fellows Gardens

- Semi-Detached House
- Modern & Well Presented
- 837 Sq Ft of Accommodation
- Sitting Room
- Kitchen/Dining Room
- 3 Bedrooms
- 2 Bath/Shower Rooms
- 2 Allocated Parking Spaces
- Quiet Cul-de-Sac Location

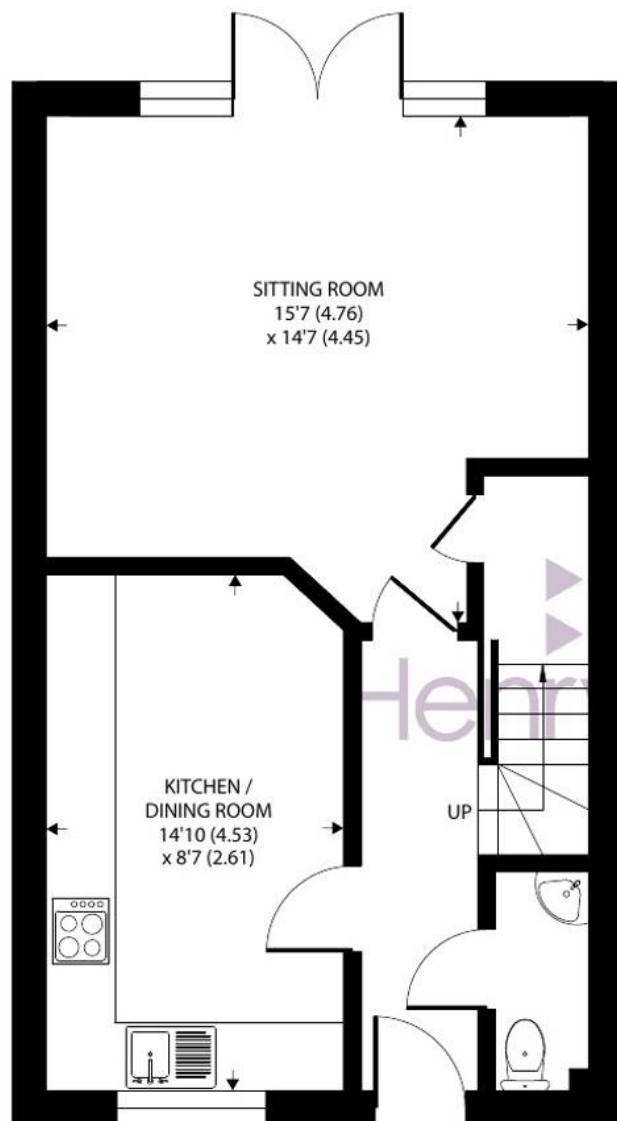
Tucked away in a peaceful residential cul-de-sac, this modern and beautifully presented three bedroom semi-detached house offers the perfect blend of comfort and convenience, perfect for those looking for either an upsize or downsizing move.

Measuring 837 sq ft, the property welcomes you with a bright and inviting entrance hall, leading into the contemporary kitchen/dining room, thoughtfully designed with ample workspace, stylish cabinetry and space for a dining table, making it a pleasure to prepare meals. A spacious sitting room is found at the end of the entrance hall, has a large under stairs store cupboard and enjoying views of, and access to, the rear garden. A cloakroom/WC completes the ground floor.

Upstairs, you will find three bedrooms, each offering a tranquil retreat for family members or guests. The principal bedroom benefits from its own en-suite shower room, while a sleek family bathroom serves the remaining bedrooms. With two modern bath/shower rooms, this home is perfectly suited to the demands of a busy household. Practical features such as double glazing, central heating, and two allocated parking spaces enhance the appeal, ensuring comfort and ease of living in every season.







GROUND FLOOR



FIRST FLOOR

Fellows Gardens, Yapton, Arundel

Approximate Area = 878 sq ft / 81.5 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). © n1checom 2026.
Produced for Henry Adams. REF: 1497087

Step outside and discover a delightful private garden that provides a true extension of the living space. The rear garden enjoys a sunny aspect, bathing the area in natural light throughout the day and creating an inviting setting for summer barbecues, morning coffees, or simply unwinding in the fresh air. Thoughtfully landscaped borders are planted with a variety of shrubs and flowering plants, adding a splash of colour and a sense of calm to the outdoor environment. A generous patio area offers plenty of room for outdoor furniture, making it ideal for alfresco dining or entertaining friends and family. The garden is securely enclosed, providing peace of mind for families with children or pets, and a handy garden shed offers valuable storage for bikes, tools, or gardening equipment. To the front, neat pathways and established planting create a welcoming approach, while the two allocated parking spaces ensure there is always room for residents and visitors alike. This charming home combines stylish interiors with a peaceful setting and a beautifully maintained garden, promising a lifestyle of comfort and relaxation in a sought-after location.



Yapton 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 ///pepper.fussed.shoelaces

Service Charge: We understand the service charge is currently £33 per month.

Tenure: Freehold & Council Tax band: D

EPC Energy Efficiency Rating: C





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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.