



# Yapton

4 Kings Close, Yapton, Arundel, West Sussex, BN18 0EX

**Asking Price £295,000** Freehold

Michael  
**Jones**  
& Company

- Brand New Three Bedroom TownHouse Forming Part Of This Luxury Brand New Development Of Just 18 Houses
- Luxury Kitchen With Integrated Appliances
- Excellent Size Aspect Lounge
- Ground Floor Cloakroom
- Three Good Size Bedrooms
- Luxury Bathroom
- En Suite Shower Room To Master Bedroom
- Generous Storage Space
- Two Parking Spaces
- Finished To High Specification
- Convenient Location To Local Shops
- Help To Buy Available
- Ready For Occupation Now

## Location

Yapton Village has a range of local shopping facilities including a well respected butchers and parish church, whilst Barnham (two miles to the west) has a further parade of shops and mainline railway station to Gatwick Airport and London Victoria.

Approximately ten miles to the west lies the cathedral city of Chichester which provides more comprehensive facilities such as a wide selection of shops, restaurants, cafes and the renowned Chichester Festival Theatre and Pallant House Gallery.

To the north east, the pretty historic market town of Arundel offers excellent bistros and coffee shops, antique shops and art galleries. The tidal River Arun flows to the Coast and other attractions nearby include the Wild Fowl and Wetlands Centre, the Lido and the beaches to the south.

There are numerous sport and leisure activities in the area including several golf courses, the nearest being Avisford Park, horseracing at Fontwell Park and Goodwood, sailing on Chichester harbour and at Littlehampton and walking and riding in the beautiful countryside of the South Downs National Park.

## SPECIFICATION

### KINGS CLOSE

Kings Close is an exclusive development of 18 stylish and thoughtfully designed new homes, located in Yapton, West Sussex from local developers, Kingham Homes. Set in a fantastic location, close to local shops and vast areas of open community space, these high quality three and four bedroom properties provide not only a new home, but a new way of life; combining bright and airy living spaces in a semi-rural location, with easy access to the local towns of Barnham and Littlehampton.

The individual characteristics of the properties provide the development with a unique, characterful identity and all of the houses are complemented by French doors leading out onto lawned rear gardens with patio areas, perfect for an alfresco lifestyle during the warmer months.



The majority of the gardens are south or west facing to maximise natural heat and light levels and all properties come with two parking spaces.

Set in a picturesque area of West Sussex, Kings Close offers easy access to local amenities and is surrounded by rustic villages and award-winning golden beaches. The South Downs National Park is also within easy reach whether you are looking for relaxation or a more active lifestyle.

#### ROOM SIZES AS FOLLOWS

##### LIVING/DINING ROOM

17'11" x 13'9" (5.46m x 4.2m)

##### KITCHEN

11'11" x 6'6" (3.63m x 1.98m)

##### FIRST FLOOR

##### BEDROOM TWO

13'9" x 12'2" (4.2m x 3.7m)

##### BEDROOM THREE

13'9" x 7'2" (4.2m x 2.18m)

##### FAMILY BATHROOM

##### SECOND FLOOR LANDING

##### MASTER BEDROOM

16'8" x 10'3" (5.08m x 3.12m)

#### EN SUITE SHOWER

#### KITCHEN SPECIFICATION

Fully fitted kitchen with soft close doors and under wall unit lighting, with cornice, integrated stainless steel fan oven, 1.5 bowl stainless steel sink with swan neck monobloc tap, stainless steel integrated microwave and grill, integrated four ring gas hob, extractor hood, integrated full height frost free fridge/freezer, integrated dishwasher, integrated washing machine.

#### BATHROOM SPECIFICATION

Built-in furniture with soft close doors and white gloss worktops, Rocca contemporary white ceramic sanitary ware, part tiled walls, tiled floors shaver point, mirror cabinet, curved chrome towel rail, ceiling downlights.

#### GENERAL

TV aerial and booster in attic with cabling ready for sky in loft, telephone master point in lounge with slave in hallway, access to attic loft hatch with fold down ladder with power and lighting,

#### HEATING

Mains gas fired heating, ideal gas boilers fitted in kitchen, thermostatically controlled radiators or towel rail.

#### EXTERIOR

Rear garden laid with grass lawn, patio laid with natural "riven" concrete slabs, 2.4 mtrs x 1.2 mtrs timber shed on concrete base, two allocated parking spaces, outside tap.



Kings Close, Yapton, Arundel, West Sussex, BN18 0EX

For more information please contact the office for a full sales brochure to be forwarded to you.

#### AGENTS NOTE

Please note that these details have not yet been approved by our client and should therefore be used for guidance purposes only.

The developer reserves the right to amend specification at any time without prior notice.

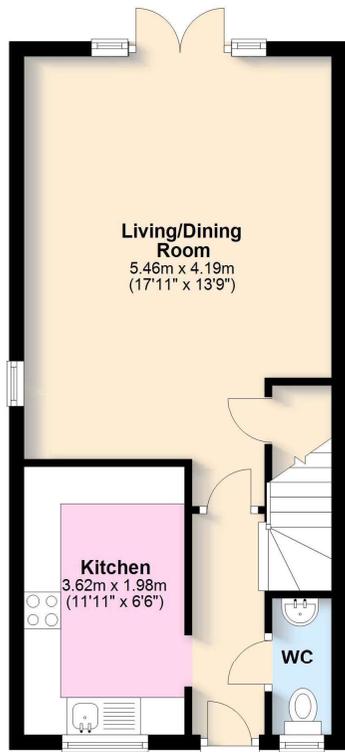
## Viewing

Strictly by appointment through Michael Jones & Company.

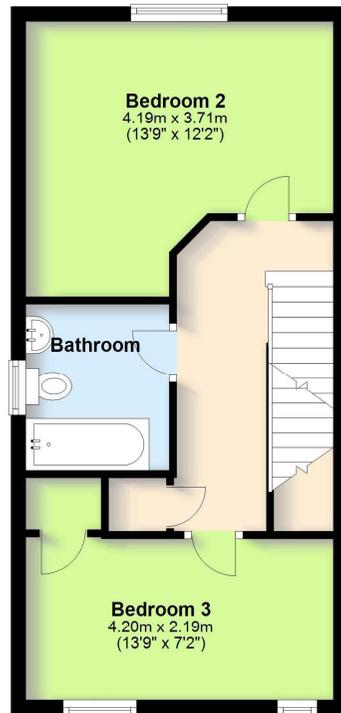
All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.



### Ground Floor



### First Floor



### Second Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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