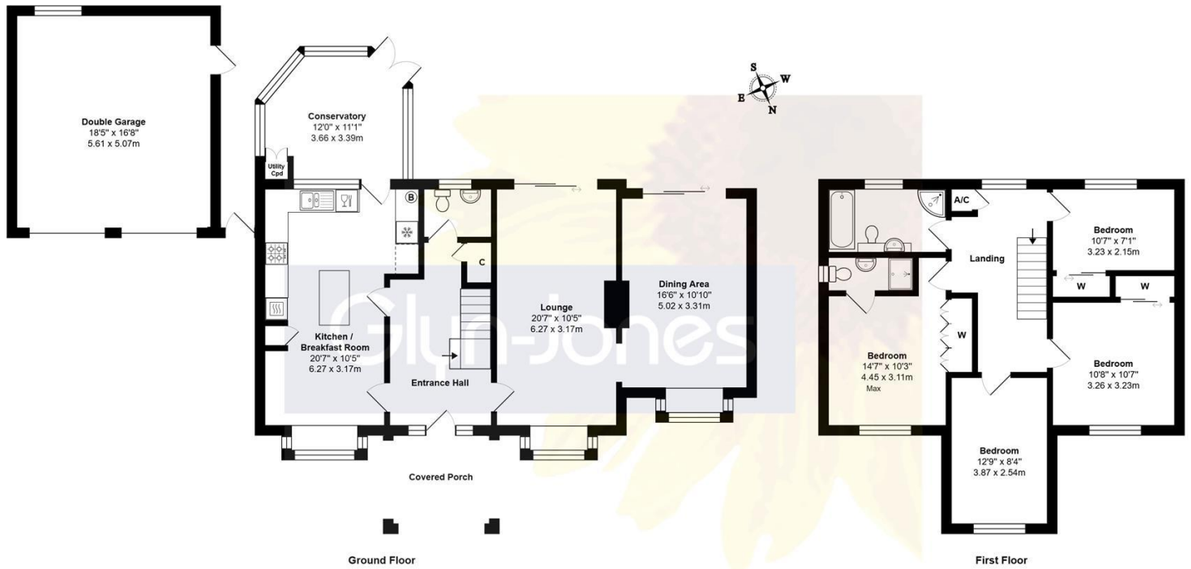


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by 1st Image 2026

16 St Marys Meadow, Yapton, Arundel, West Sussex BN18 0EE

£620,000 – Freehold



Glyn-Jones are delighted to offer this extended detached family home, situated in a quiet cul-de-sac within the historic conservation area of Old Yapton. Beautifully presented throughout, it occupies a generous plot with a fully-enclosed landscaped rear garden, ample parking and a double garage.

The property offers spacious and versatile family accommodation, with an abundance of natural light throughout. A spacious hallway leads to a bright dual-aspect living room with a feature fireplace and dual-fuel burner. An archway leads seamlessly through to the dining room, a sympathetic extension offering additional semi-open plan living. Both rooms are freshly painted and benefit from raised box bay windows and patio doors providing direct access to the garden. A particular feature of the home is a combined kitchen and breakfast room, fitted with contemporary high gloss storage units and drawers and an island providing additional storage and work space. The kitchen benefits from a range of integrated appliances, attractive wooden flooring and has ample room for a breakfast table. Further ground floor accommodation includes a downstairs toilet, additional under-stair storage and a solid-roof conservatory with built-in utility cupboard, overlooking the garden. Upstairs, a spacious galleried landing leads to four bedrooms, three with built-in wardrobes. The principal bedroom features an en-suite shower room, whilst the remaining bedrooms are served by a modern family bathroom with separate bathtub and shower and underfloor heating.

Council Tax Band – F **Energy Efficiency Rating** – C

NOTE – For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpet and furnishings. Buyers are advised that we use a specialist third-party service to verify your identity in accordance with HMRC guidelines. The cost of these checks are £48 including VAT for a single purchaser and £60 including VAT for two or more buyers in total, which must be paid in advance when an offer is agreed and prior to a sales memorandum being issued. This fee is non-refundable. Glyn-Jones and Company may from time to time receive referral fees from businesses we recommend, including for financial services advise and conveyancing, these fees may range from £50 to a maximum of £200 plus VAT.

WITH OVER... 750 COMPANY REVIEWS NOW RECEIVED

At an Average rating of 4.9/5

Littlehampton Office
4 Surrey Street, BN17 5BG
01903 739000
littlehampton@glyn-jones.com

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£620,000 – Freehold







Externally, the property truly excels with a beautifully landscaped rear garden, predominantly laid to lawn and complemented by a variety of seating areas, a decked terrace spanning the rear of the property, BBQ area, two ornamental ponds, a greenhouse, summerhouse, garden shed and log store. The garden is fully enclosed, creating a private and peaceful outdoor retreat. The current owner has maintained the property to an excellent standard, with modern double glazing, gas fired central heating via a Worcester boiler, attractive wooden flooring to the hallway and kitchen/breakfast room, cavity wall insulation and additional loft insulation. The loft also features a boarded storage area and lighting.

A generous double garage with power and lighting provides additional storage for bikes, sporting equipment and tools, and to the front a substantial driveway provides off-road parking for numerous vehicles. The open-plan front garden is mainly laid to lawn, completing this superb family home.

St Mary's Meadow is a quiet cul-de-sac situated within the conservation area of Old Yapton. It enjoys a peaceful setting adjacent to the historic parish church of St Mary's, which dates back to the 12th century.

Yapton's amenities include a primary school (within walking distance), local independent shops, pub and village hall, while the nearby village of Barnham (a 5-7 min drive) offers a mainline railway station with direct fast trains to London Victoria, making it an excellent choice for commuters.

The historic cathedral city of Chichester and the market town of Arundel are both within easy reach, offering an excellent selection of shops, restaurants, cafés and cultural attractions. The nearby South Downs National Park offers miles of scenic walking and cycling routes, while the internationally renowned Goodwood Estate hosts a calendar of prestigious horse racing, motorsport and golf events throughout the year.







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