



**Price**  
**£275,000**

**Freehold**

2x  2x  1x 

**Navigation Drive,  
Yapton, Arundel, West  
Sussex BN18**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Exceptionally generous, sunny, rear garden
- Patio and additional decked seating area
- Double bedrooms including en suite shower room
- Private driveway
- Excellent EPC rating 'B' making this an affordable and efficient home

## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen: 8'8 x 8'8 (2.64m x 2.64m)

Lounge / Dining Room: 15'3 at widest point x 8'8 (4.65m x 2.64m) narrowing to 12'4 at narrowest point x 7'3 (3.76m x 2.21m)

Cloakroom

### FIRST FLOOR

First Floor Landing

Bedroom 1: 11'9 x 8'11 (3.58m x 2.72m)

En Suite Shower Room

Bedroom 2: 9'2 x 8'4 (2.80m x 2.54m)

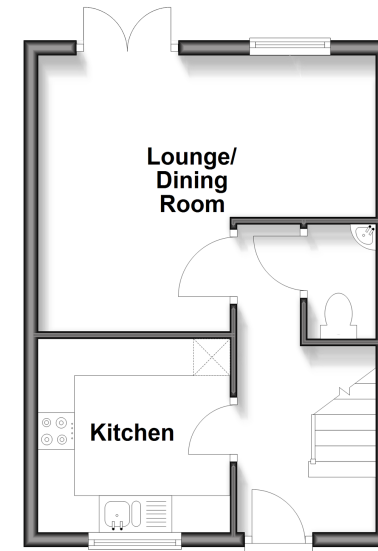
Bathroom

### OUTSIDE

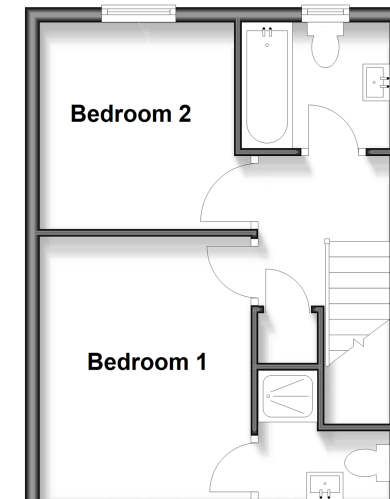
Front & Rear Gardens

Driveway Parking

**Ground Floor**  
Approx. 30.1 sq. metres (323.9 sq. feet)



**First Floor**  
Approx. 31.2 sq. metres (336.0 sq. feet)



**Unable to display material information. Please check with the branch for material information details for this property**



23218225/20260417/RH/DW