

5 Donovan Way, Paddock View, Yapton, West Sussex, BN18 0ZR

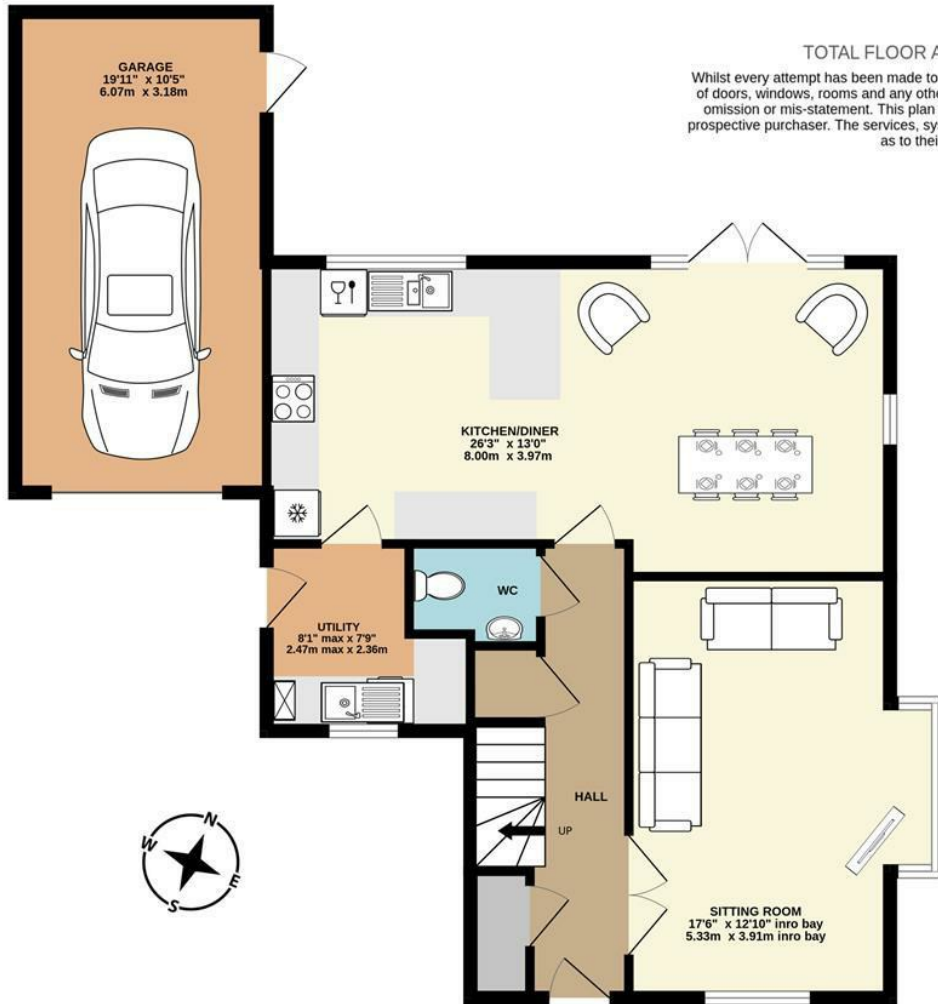
£525,000

Freehold

FARNDSELL
ESTATE AGENTS



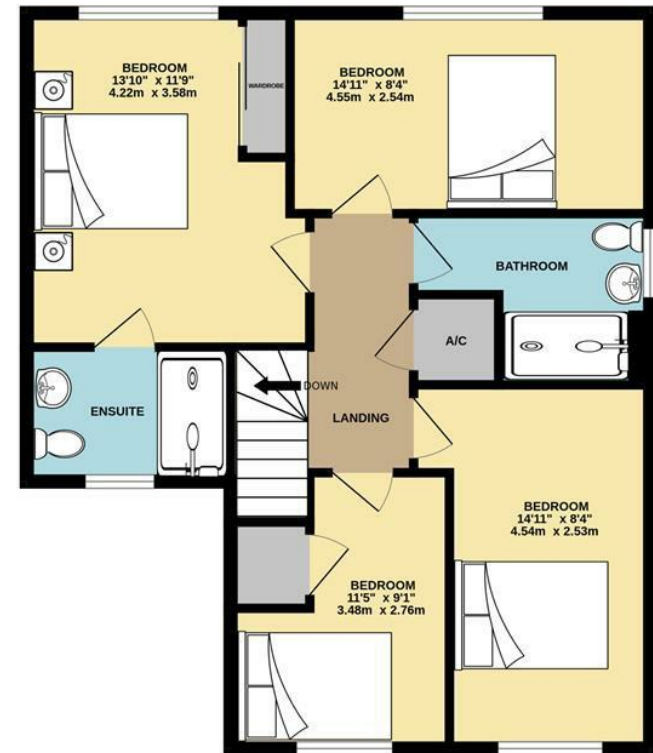
GROUND FLOOR
916 sq.ft. (85.1 sq.m.) approx.



TOTAL FLOOR AREA : 1607 sq.ft. (149.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
691 sq.ft. (64.2 sq.m.) approx.



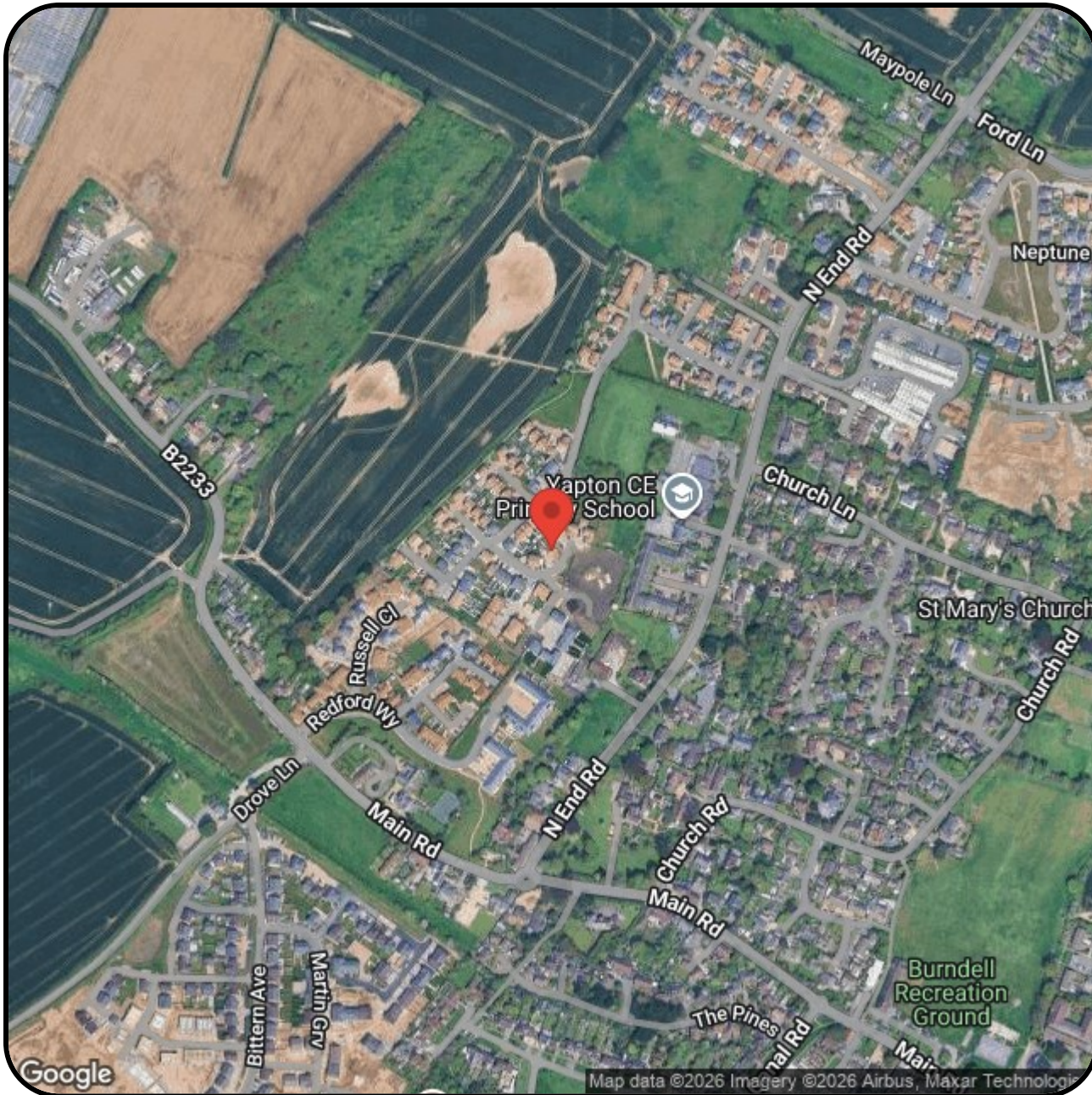
- Beautiful Detached Family House built in 2023
- Large Kitchen/Diner with doors to Rear Garden
- Separate Sitting Room
- 4 Double Bedrooms
- Family Shower Room, Ensuite and ground floor Cloakroom
- Landscaped Front and Rear Gardens
- Driveway for 3 Cars and Garage with loft storage
- uPVC Double Glazing and Gas Central Heating providing EPC 'B' Rating
- Cul-de-Sac Location
- Offered for Sale with NO FORWARD CHAIN

The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

COUNCIL TAX BAND F

LOCAL AUTHORITY
 Arun District Council, Arun Civic Centre,
 Maltravers Road, Littlehampton,
 West Sussex, BN17 5LF
 Tel: 01903 737500





FARNDSELL

ESTATE AGENTS

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Council Tax Band F