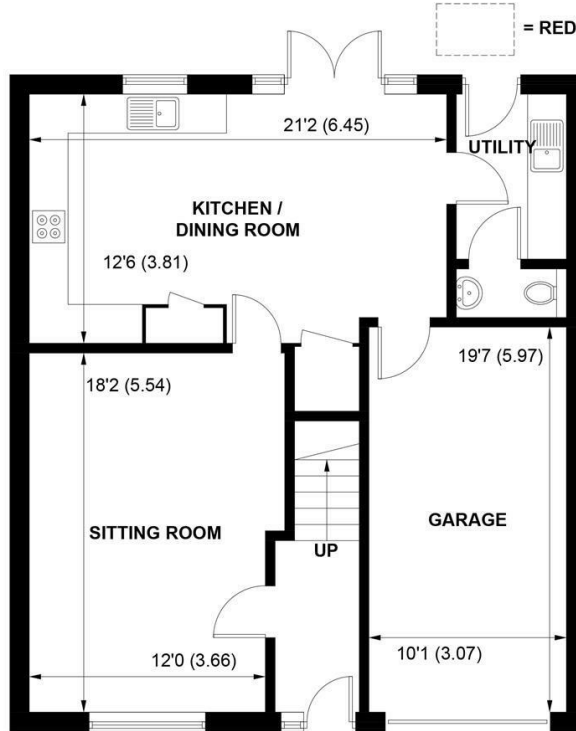
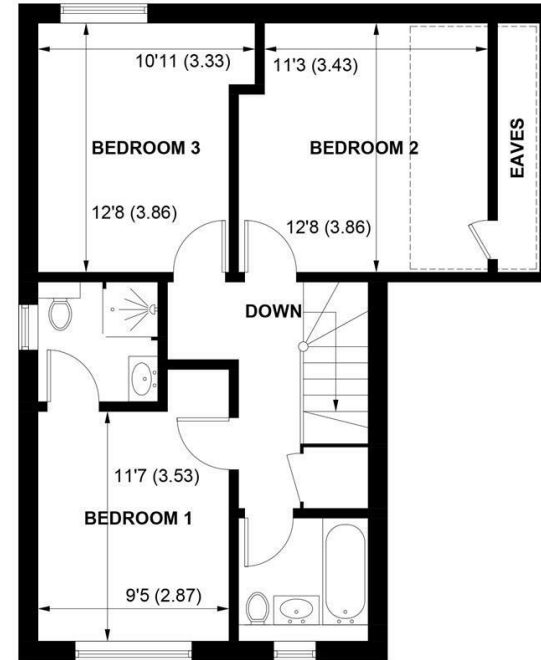




5 REDFORD WAY, YAPTON, WEST SUSSEX, BN18 0RF



**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1459 SQ FT / 135.6 SQ M  
(INCLUDING GARAGE / EXCLUDING EAVES)**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©  
Produced for Sims Williams**

# £1,695 PCM

5, REDFORD WAY,  
YAPTON,  
WEST SUSSEX, BN18 0RF

- Detached House
- Entrance Hall & Cloakroom
- Utility Room
- Kitchen/Breakfast Room
- Sitting Room
- Three Bedrooms & Two Bathrooms
- Garden & Garage
- Available February 2026
- Deposit: Five Week's Rent

## EPC RATING

Current = B  
Potential = A

## COUNCIL TAX BAND

Band = D

This super house (completion February 2023) is situated in an enviable village location, called Bonhams Field.

The house has been built to exacting standards and will ideally suit a family.

On the ground floor, there is an entrance hall, cloakroom, sitting room and utility room. There is also a magnificent kitchen/breakfast room, which overlooks the rear garden.

On the first floor, there are three bedrooms and a family bathroom, as well as an en-suite shower room.

There is a garage and driveway parking with an electric charging point. Restrictions in place for on road parking.

The garden is of a good size and offers a patio area.

The property is set on the edge of the village of Yapton, on the way to Barnham.

Both villages have a selection of shops, with Barnham also having a mainline station to London Victoria.

Both Arundel and Chichester have a wide range of amenities and shops/restaurants and there is a good choice of schools in the area.

Directions: from Barnham, take the Yapton road and as you enter the village after the left hand bend after a short distance.

*Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.*

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton



