



# BONHAM'S FIELD

— YAPTON —



## 1 REDFORD WAY, YAPTON

An impressive detached 4-bedroom home with spacious living room and separate kitchen/dining room. There is also a cloakroom with utility area. The property benefits from an ensuite shower room to Bedroom 1 and a family bathroom.



Seaward  
— Homes —



# BONHAM'S FIELD



1 REDFORD WAY



## THE DEVELOPMENT

Bonham's Field is an established development of new homes in Yapton, West Sussex. 1 Redford Way was the show home for the development and is now being offered for sale. Please see Specification page for full details.



## THE PERFECT PLACE TO LIVE

Yapton is a friendly rural village and, with its selection of local shops, convenience stores and popular traditional butcher, it's the perfect location for your new home.

The large village hall offers a wide range of activities, there are two primary schools and a secondary school within easy reach and the surrounding area offers excellent opportunities for leisure for everyone.

The historic town of Arundel is within easy reach with its impressive castle, fascinating antique and specialist shops, restaurants and cafés. The Wildfowl and Wetlands nature reserve and the peaceful Swanbourne Lake are just outside Arundel town centre.

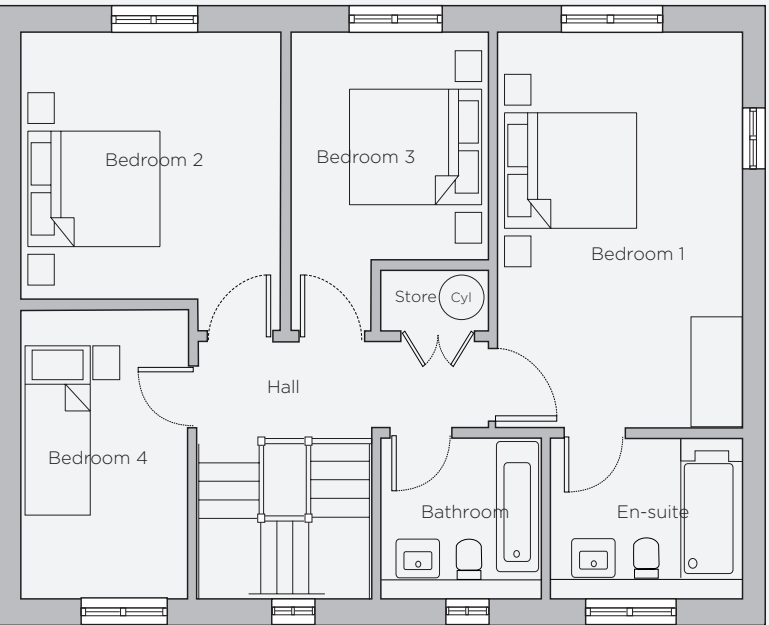
The quiet rural beach at Climping is less than three miles from Bonham's Field and Chichester Harbour, so popular with sailors, is within easy reach and offers miles of fabulous walks and interesting wildlife. Chichester itself has a wide range of shops to meet everyone's tastes as well as the renowned Chichester Festival Theatre and Pallant House Gallery.



# 1 REDFORD WAY, YAPTON



GROUND FLOOR



FIRST FLOOR

# SPECIFICATION

1 Redford Way is the former show home for the Bonham's Field development. Purchasers should be aware that the show home has been in operation since 2022 and is therefore not being sold as a new home.

## General Construction

- The property is traditionally built with flint elevations and a clay tile roof.
- Wooden window frames and door to front elevation (to meet planning requirements within the conservation area. High quality UPVC double glazed windows to remainder of the property.

## Kitchens

- Stylish contemporary kitchen.
- Soft close cupboard doors and drawers.
- Silestone worktops.
- High quality integrated AEG electric oven, hob and extractor, dishwasher, washer/dryer and Neff fridge/freezer.
- Ceramic flooring.

## Bathrooms & Ensuites

- Contemporary Roca sanitaryware and vanity units in white with chrome fittings.
- Ceramic wall tiles by Porcelanosa.
- Heated chrome towel rails.

## Doors

- White internal doors throughout with chrome door furniture, hinges and door stops. Glazed panels to living room doors.

## Flooring

- Fitted carpets to hall, living room, stairs, landing and bedrooms.

## Internal Joinery & Decoration

- Contemporary skirting and architraves finished in white satinwood.
- Walls painted in matt emulsion in a neutral off-white shade.
- Smooth finished ceilings in Brilliant White matt emulsion.

## Electrical & Lighting

- Homes are fitted with a combination of white LED downlights and pendants.
- White sockets and light switches to living and bedroom areas, brushed stainless steel fittings to kitchen. Sockets are USB compatible in some rooms.

## Home Entertainment & Communication

- Properties are wired for standalone terrestrial TV to be received in living room and bedrooms.
- Cat5 media installed in hall cupboard only.

## Window Dressings

- Venetian-style blinds to bathroom, ensuite, utility and kitchen patio doors
- High quality curtains and Roman blinds to living room

## Heating, Water & Insulation

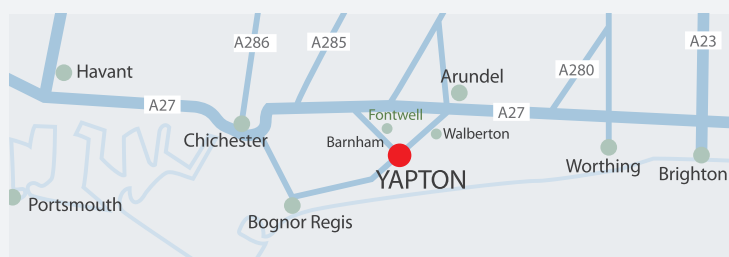
- Gas fired boiler with radiators
- High levels of insulation to floors, walls, windows and roof to meet Premier Guarantee standards.

## Security & Peace of Mind

- High security lock to front doors meeting British Standards with multipoint locking.
- Mains operated smoke detector with battery backup.
- Carbon Monoxide detector.
- External lighting at front of property.

## Outside & Gardens

- Double garage.
- Turfed and landscaped
- Car charging point.
- Outside tap.



**Travelling East from Chichester** on the A27. After the Tangmere roundabout, move into the right hand lane to Easthampnett exit junction (B2233). Follow the road through Barnham (under the railway bridge on towards Yapton. When you reach the double bend (Welcome to Yapton sign) Bonham's Field is a further 200 metres on the left.

**Travelling West from Arundel** on the A27. 3 miles from Arundel take the left (B2132 Walberton/Yapton) after 4.3 miles at the junction turn right towards Barnham, Bonham's Field is a further 200 metres on the right.

## BONHAM'S FIELD

With the railway station close by at Barnham, and regular bus services to Bognor Regis and Chichester, Yapton is conveniently located for travel in every direction.

|                 |           |
|-----------------|-----------|
| Chichester      | 8.7 miles |
| Barnham Station | 1.3 miles |
| Arundel         | 4.5 miles |
| Climping Beach  | 2.7 miles |
| Bognor Regis    | 5.2 miles |
| Brighton        | 26 miles  |
| Gatwick Airport | 44 miles  |

Please note the information included in this brochure was correct at the time of going to press. Floor plans, dimensions and kitchen layouts are taken from architectural drawings and are illustrative only. Photography included depicts the surrounding area, show home, previous Seaward developments and library images. Computer Generated Images are not to scale and any trees and landscaping are illustrative only. Finishes and materials may vary from those shown. This brochure does not constitute any part of a contract. Seaward reserves the right to make alterations to the specification at any time during the course of the construction without prior notice. Seaward gives notice to prospective purchasers that none of the materials issued or visual depictions of any kind made on behalf of the Company can be relied on as accurately describing any proposed housing development of the Company, whether in relation to the Consumer Protection from Unfair Trading Regulations 2008, the Business Protection from Misleading Marketing Regulations 2008 or otherwise.



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