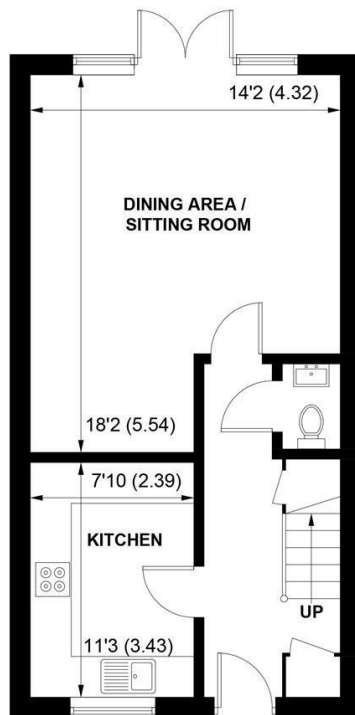




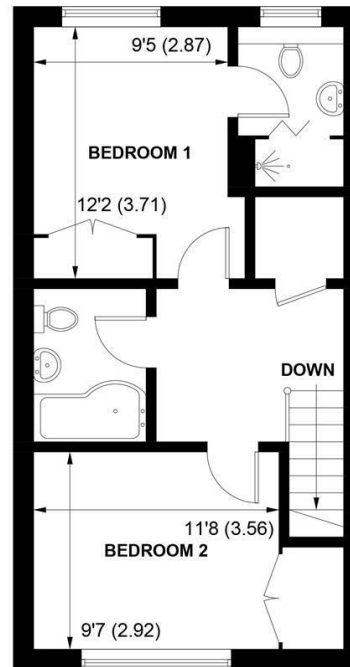
SW

Sims Williams

7 NORTHWOOD VIEW, YAPTON, BN18 0GF



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 900 SQ FT / 83.6 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams

£325,000 Freehold

7, NORTHWOOD VIEW,
YAPTON,
BN18 0GF

- Mid Terrace House
- Spacious Lounge/Diner
- Kitchen With Integrated Appliances
- Ground Floor Cloakroom
- 2 Double Bedrooms
- En Suite Shower Room
- Family Bathroom
- Landscaped Rear Garden
- 2 Allocated Parking Spaces

EPC RATING

Current = C
Potential = A

COUNCIL TAX BAND

Band = C

A beautifully presented terraced house on a Private Estate in Yapton, built by Crayfern in 2020.

Accommodation comprises entrance hall with cloakroom and stairs to the first floor.

The kitchen is fitted with a good range of gloss units with built in double oven, hob with extractor over, fridge/freezer and space for a further appliance.

The bright and spacious lounge/diner has double doors out to the rear garden.

Upstairs there are 2 double bedrooms both with built in wardrobes. The main bedroom has an en suite shower room and there is also a family bathroom.

Outside the rear garden has been landscaped with paved patio, lawn, raised beds and a garden shed with additional storage area.

There is a side gate leading to the parking area with one allocated space. To the front the garden is enclosed by a small fence and there is a further parking space.

The property is all electric and benefits from underfloor heating to the ground floor with an air source heat pump. The Estate is managed by Oyster Estates with a maintenance charge of £401.44 per annum.

Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Directions

From the shops on Main Road, Yapton, proceed in an easterly direction. At the mini roundabout go straight ahead along Burndell Road and then take the third turning on the right into Abbots Field/Northwood View.

