



57 Fordwater Gardens, Yapton, BN18 0HU  
OIEO £350,000 Freehold



3 Bedrooms



1 Bathroom



2 Reception Rooms

*Sw*

Sims Williams

## Key Features

- Semi-Detached House
- Popular Village Location
- Entrance Hall With Cloakroom
- Spacious Kitchen/Dining Room
- Bright Sitting Room
- 3 Double Bedrooms
- Refitted Family Bathroom
- Westerly Rear Garden
- Ample Driveway Parking

## EPC Rating

Current = D

Potential = C

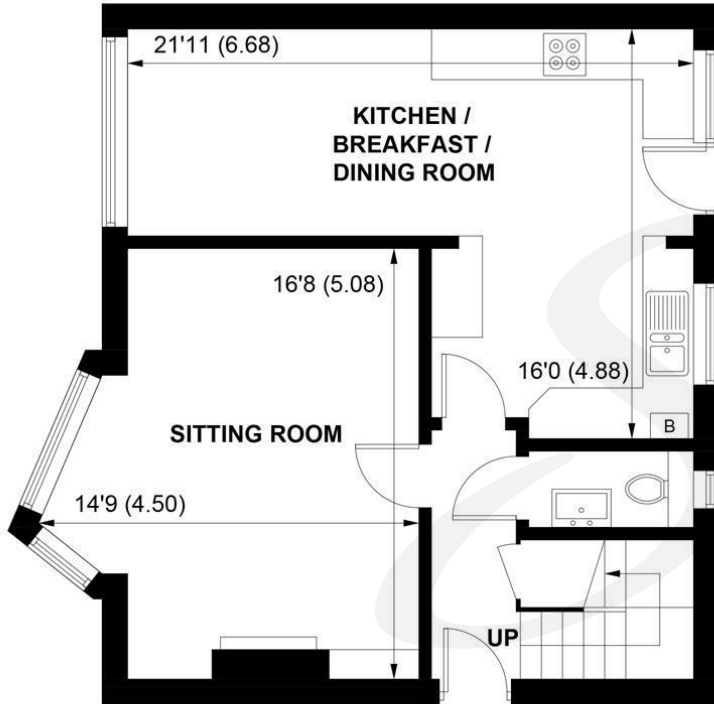
## Council Tax Band

Band = C

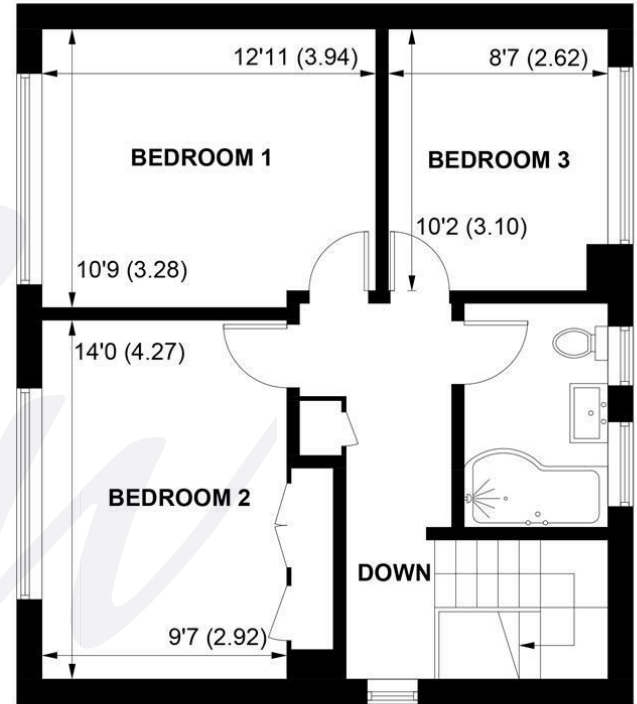
## Tenure - Freehold

*In accordance with the Estate Agents Act 1979, we would inform you that the vendor is a relative of an employee of Sims Williams Estate Agents.*





**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1130 SQ FT / 105.0 SQ M**  
**NOT TO SCALE** (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©  
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#### CHICHESTER

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8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

[chichester@simswilliams.co.uk](mailto:chichester@simswilliams.co.uk)

#### WALBERTON

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5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

[walberton@simswilliams.co.uk](mailto:walberton@simswilliams.co.uk)

#### ARUNDEL

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8a High Street

Sales 01903 885678

Lettings 01903 881133

[arundel@simswilliams.co.uk](mailto:arundel@simswilliams.co.uk)

#### BOGNOR REGIS

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46 High Street

Sales 01243 862626

Lettings 01243 836055

[bognor-regis@simswilliams.co.uk](mailto:bognor-regis@simswilliams.co.uk)

Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 551368. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.