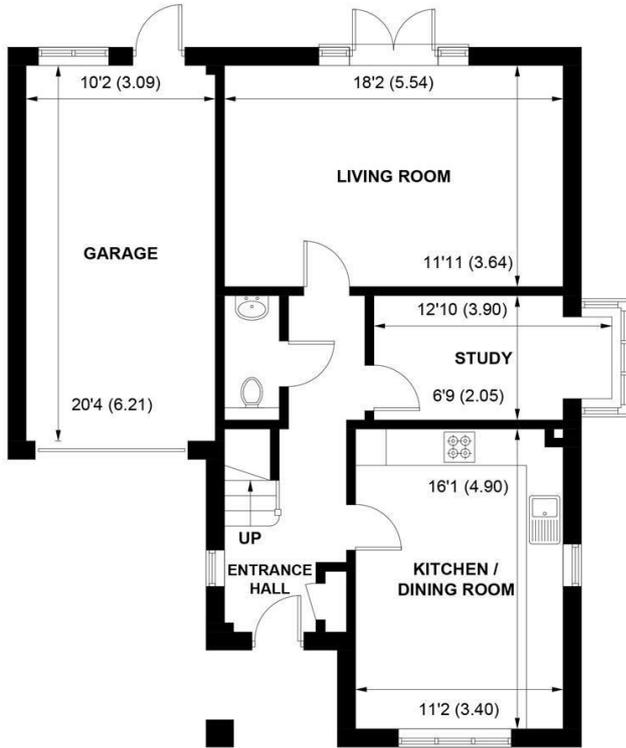


SW

Sims Williams



16 ABBOTS FIELD, YAPTON, WEST SUSSEX, BN18 0GE



**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1512 SQ FT / 140.5 SQ M**

**GARAGE = 208 SQ FT / 19.3 SQ M**

**TOTAL = 1720 SQ FT / 159.8 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2022 ©**

**Produced for Sims Williams**

# £547,000 Freehold

16, ABBOTS FIELD,  
YAPTON,  
WEST SUSSEX, BN18 0GE

- Detached Family Home
- Kitchen/Diner
- Living Room Onto Garden
- Study & Cloakroom
- Master Bedroom With En Suite
- 3 Further Bedrooms
- 2nd En Suite & Family Bathroom
- Landscaped Garden With Summerhouse
- Integral Garage & Parking

## EPC RATING

Current = B  
Potential = B

## COUNCIL TAX BAND

Band = E

Situated on a Private Estate in Yapton village close to the local amenities including shops, school and public transport this 'nearly new' family house is presented in superb order throughout.

Accommodation comprises entrance hall with tiled floor, cloakroom and under stairs cupboard.

The dual aspect kitchen/diner has been upgraded and is fitted with an excellent range of modern units with integrated appliances and accent lighting, and ample space for dining table and chairs.

The spacious living room has engineered wood flooring and double doors onto the garden. There is also a study with box bay window.

Upstairs there are 4 good size bedrooms, the master and second bedrooms both having built in wardrobes and stylish en suite shower rooms.

The family bathroom consists of P shaped bath with shower over, wash basin in vanity unit and WC.

Outside the walled garden has been beautifully landscaped with large patio, decked area with 3m x 3m summerhouse, outside lighting, lawn and mature shrubs and borders. There is a side access gate, a courtesy door to the garage and a

separate enclosed area for bins. To the front there is parking for up to 4 cars and access to the garage with electric door. Abbots Field is a private road and there is an estate charge of £401.44 per annum payable to Oyster Estates.

## 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, straight over the mini roundabout onto Burndell Road and then take the third turning into Abbots Field.

