

35 Briar Close, Yapton, BN18 0ES

£425,000 Freehold

4 Bedrooms | 1 Bathroom | 2 Reception Rooms

Sims Williams

Key Features

- Chain Free
- Detached Chalet Bungalow
- 4 Double Bedrooms
- Refitted Shower Room
- Modern Kitchen With Appliances
- Sitting Room With Garden Access
- Separate Dining Room
- Enclosed Garden With Patios
- Garage And Driveway Parking

EPC Rating

Current = D
Potential = C

Council Tax Band

Band = E

Tenure - Freehold





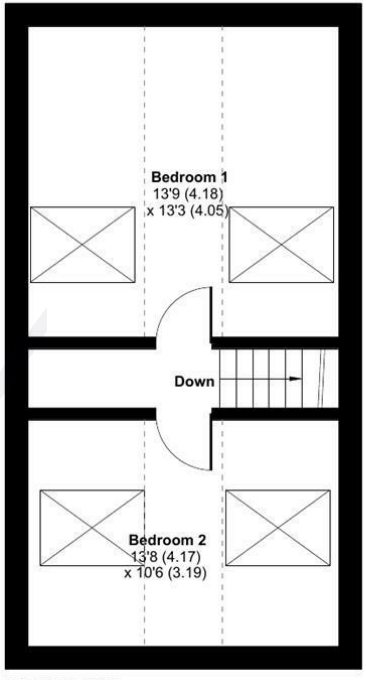



Approximate Area = 928 sq ft / 86.2 sq m
Limited Use Area(s) = 242 sq ft / 22.4 sq m
Garage = 207 sq ft / 19.2 sq m
Total = 1377 sq ft / 127.8 sq m
For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Sims Williams. REF: 1453225

Sims Williams

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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.