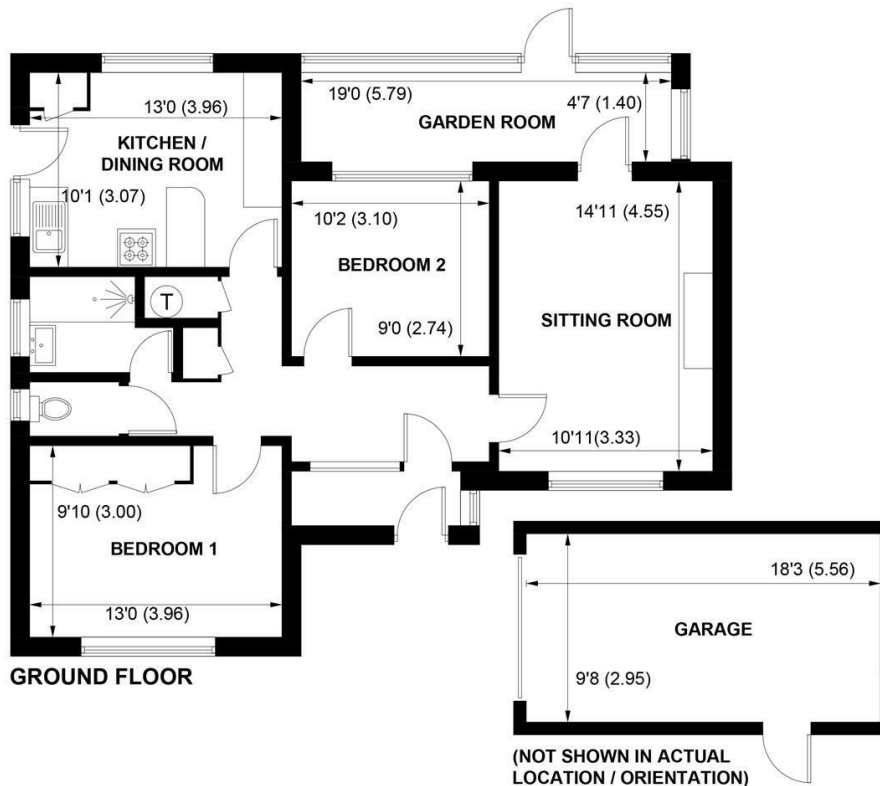


SW

Sims Williams



10 BRIAR CLOSE, YAPTON, WEST SUSSEX, BN18 0ES



APPROXIMATE GROSS INTERNAL AREA = 848 SQ FT / 78.8 SQ M

GARAGE = 176 SQ FT / 16.4 SQ M

TOTAL = 1024 SQ FT / 95.2 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©

Produced for Sims Williams

WALBERTON OFFICE

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£345,000 Freehold

10, BRIAR CLOSE,
YAPTON,
WEST SUSSEX, BN18 0ES

- Quiet Cul De Sac
- Kitchen/Diner
- Living Room
- Garden Room
- 2 Bedrooms
- Modern Shower Room
- Separate Cloakroom
- Garage & Parking
- Generous Gardens

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = D

This detached bungalow is located in the heart of the old village, in a quiet cul de sac within easy reach of the amenities including shops and doctors surgery.

The accommodation comprises entrance porch leading into the hallway with useful storage cupboards.

Living room with feature fireplace, and door into the garden room which in turn opens onto the garden.

The kitchen is fitted with a range of units with ample space for appliances and a door to the outside.

There are 2 double bedrooms, the larger of which has fitted wardrobes.

The bathroom has been refitted with a large walk in shower, and there is a separate cloakroom.

Outside the Westerly rear gardens are a particular feature with lawn and mature borders. There is a large shed, greenhouse, vegetable garden and a small pond. There is also a courtesy door to the detached garage. The front garden is enclosed by a low wall

and has a further area of lawn and established planting. There is driveway parking and access to the garage.

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 Yapton level crossing proceed South along North End Road turning left at the mini roundabout. Take the first turning on the left into Church Road. Follow the road round, Briar Close is a turning on the right hand side. The bungalow will be found on the right hand side.

