



Sims Williams

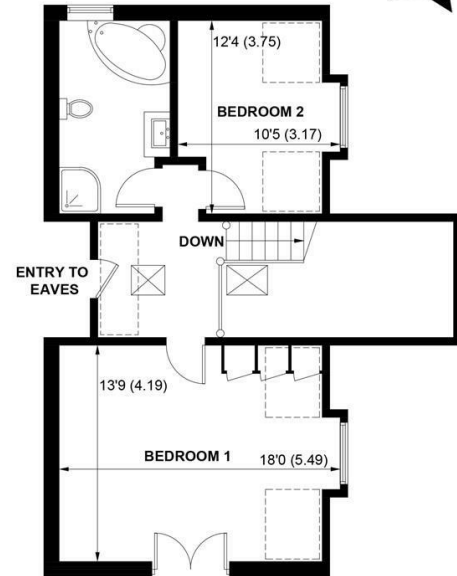


GREEN HAYES, BURDELL ROAD, YAPTON, WEST SUSSEX, BN18 0HT

 = REDUCED HEADROOM BELOW 1.5M / 5'0"



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1401 SQ FT / 130.2 SQ M

GARAGE = 138 SQ FT / 12.8 SQ M

TOTAL = 1539 SQ FT / 143 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©

Produced for Sims Williams

# Offers Over £450,000 Freehold

**GREEN HAYES, BURNDILL ROAD,  
YAPTON,  
WEST SUSSEX, BN18 0HT**

- Detached Chalet Bungalow
- Versatile Accommodation
- 4 Bedrooms
- Open Plan Kitchen/Living Area
- Downstairs Shower Room
- Further Family Bathroom
- Off-Road Parking & Single Garage
- Attractive Rear Garden
- Close To Village Amenities

## **EPC RATING**

Current = D  
Potential = C

## **COUNCIL TAX BAND**

Band = D

Beautifully presented, light and spacious detached chalet bungalow in the popular location of Yapton village, within walking distance to shops and amenities.

The versatile accommodation comprises of impressive double height entrance hallway with stairs leading to the first floor. The open plan living room/kitchen has 2 sets of French doors opening onto the rear garden.

The stylish bespoke kitchen is fitted with a range of Shaker style units with quartz worktops, integrated appliances and space for freestanding cooker. There is ample room for dining table and chairs and the living area has a feature fireplace.

There are 2 double bedrooms and a ground floor shower room with large walk-in shower, wash basin and WC.

To the first floor there are 2 further bedrooms, with bedroom 1 benefitting from built-in wardrobes and a Juliet balcony. The family bathroom has a corner bath, separate shower cubicle, wash basin and WC.

Outside, the front garden has driveway parking for several cars in front of the single garage, with a side access gate leading to the rear. The rear garden is mainly to lawn with 2 large decking areas, summerhouse, raised bed and established trees and shrubs. A personnel door leads 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 shops in Yapton Village go straight across at the mini roundabout into Burndell Road. The property will be found on the left hand side by the bus stop.

**Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton**

