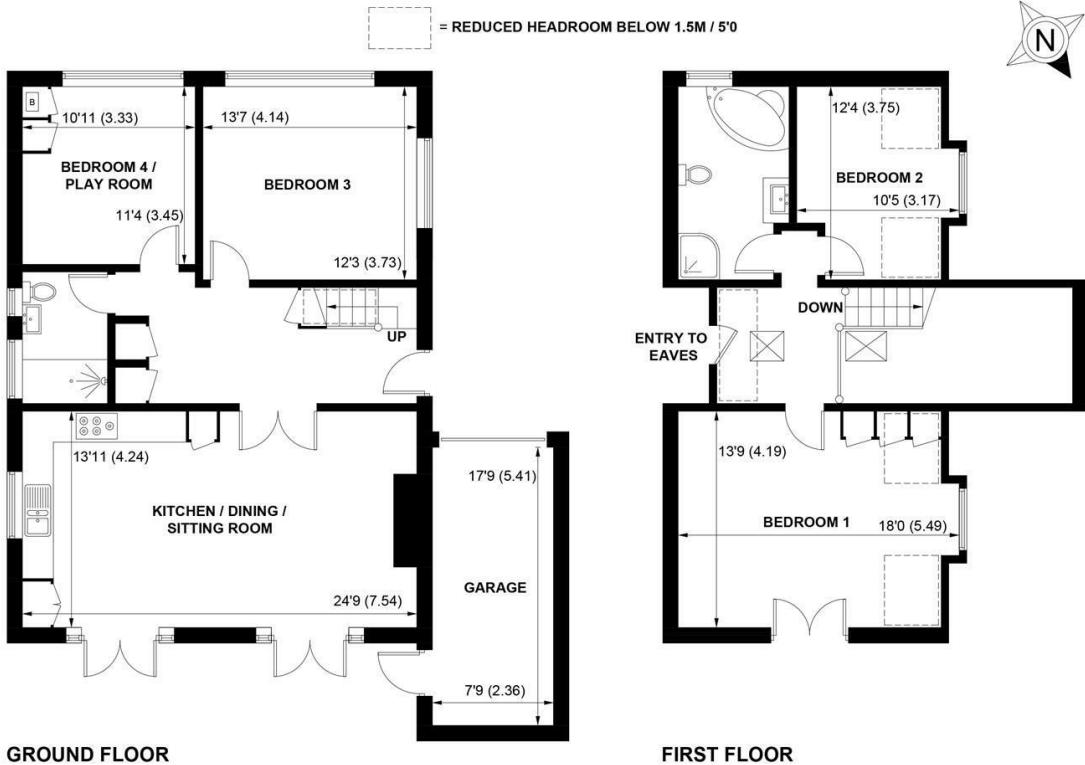




Sims Williams



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



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

GARAGE = 138 SQ FT / 12.8 SQM

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

**WALBERTON OFFICE**

5 Maple Parade  
Walberton  
BN18 0PR

Tel 01243 551368  
walberton@simswilliams.co.uk  
simswilliams.co.uk

# Offers Over £450,000 Freehold

GREEN HAYES, BURNDELL 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.



**The Property Ombudsman**  
Viewing Strictly by arrangement via the vendor's Sole 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

See all our properties at  [OnTheMarket.com](https://www.onthemarket.com)