

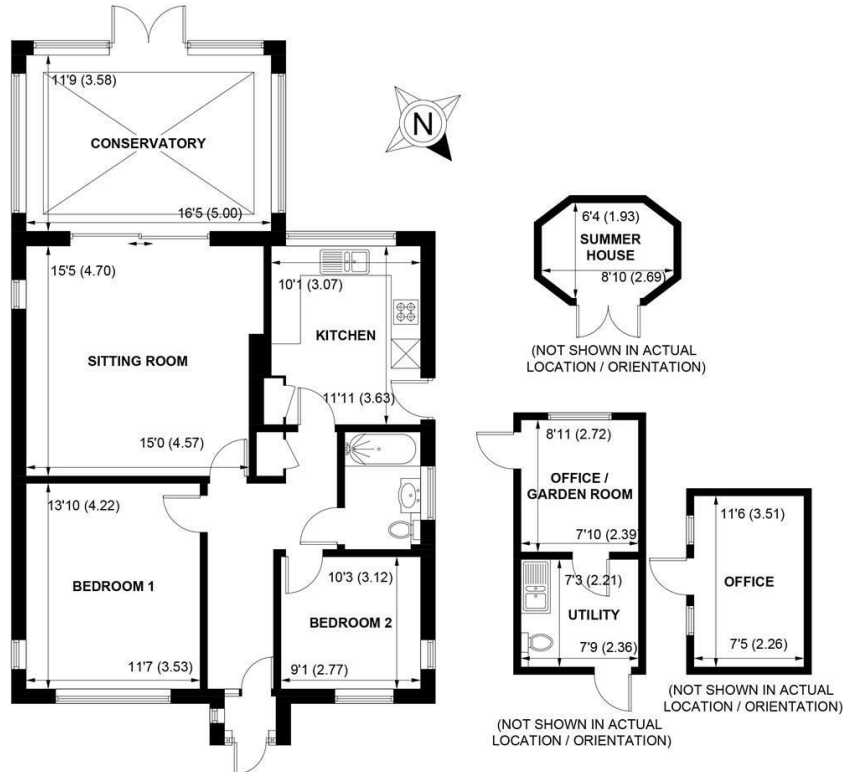
SW

Sims Williams



SOUTHFIELDS, BURDELL ROAD, YAPTON, WEST SUSSEX, BN18 0HR





APPROXIMATE GROSS INTERNAL AREA = 1008 SQ FT / 93.7 SQ M

OUTBUILDING = 266 SQ FT / 24.7 SQ M

TOTAL = 1274 SQ FT / 118.4 SQ M

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

Produced for Sims Williams

£425,000 Freehold

**SOUTHFIELDS,
BURNDELL ROAD,
YAPTON, WEST SUSSEX, BN18 0HR**

- Popular Location
- Large Lounge
- Conservatory Onto Gardens
- Fully Fitted Kitchen
- Built In Appliances
- 2 Double Bedrooms
- Modern Bathroom
- Annexe Potential
- 100ft Southerly Garden

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = D

Situated in a convenient location being close to local facilities in Yapton Village with local buses stopping outside the property.

Offered for sale in superb condition throughout, the bungalow offers bright accommodation ideal for a retired couple.

The reception hall leads to the large double aspect living room with feature fireplace and door opening to the conservatory/sun room with large sky lantern and double doors opening to the gardens.

The stylish kitchen is fitted with a range of units and integrated appliances including double oven, hob and extractor, together with a integrated dishwasher.

There are 2 double aspect double bedrooms and a modern part tiled bathroom with white suite.

Outside, the 100ft southerly rear garden provides an area of lawn with mature borders and an area of paved patio. There is a timber hobbies room/home office with power and light.

The far section of garden provides a wonderful vegetable garden with raised beds, fruit trees and summer house.

The front provides ample off road parking and gates to the former detached garage which has been altered to provide a separate utility room and garden room. These rooms do provide annexe potential subject to the necessary consents.

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 right hand side by the bus stop.

