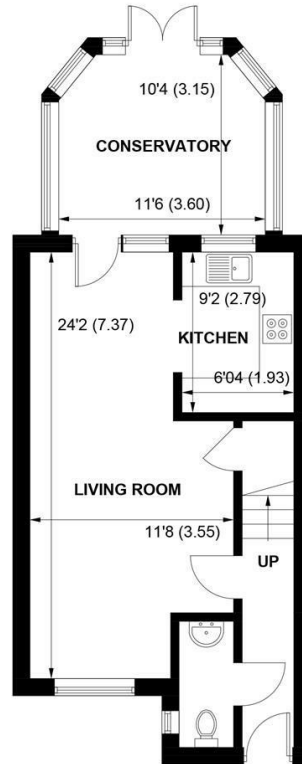




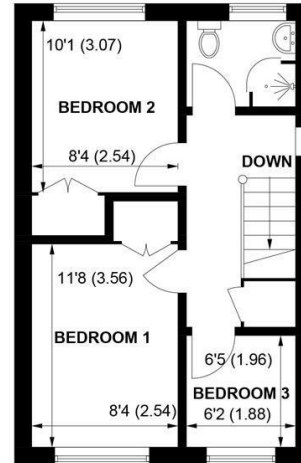
SW

Sims Williams

49 THE MILLERS, YAPTON, WEST SUSSEX, BN18 0LE



**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 894 SQ FT / 83.1 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©  
Produced for Sims Williams**

# £280,000 Freehold

## 49, THE MILLERS, YAPTON, WEST SUSSEX, BN18 0LE

- End Terrace House
- Spacious Reception Room
- Separate Fitted Kitchen
- Cloakroom
- Three Bedrooms
- Shower Room
- Conservatory
- Garage & Allocated Parking Space
- No Onward Chain

### EPC RATING

Current = C

Potential = B

### COUNCIL TAX BAND

Band = C

The Millers is a sought after cul de sac, being within easy reach of local schools, shops and public transport in Yapton Village.

This end of terrace house which is being sold with no-chain. Comprising cloakroom, through lounge/diner with doors leading into conservatory, opening out to westerly facing rear garden.

Kitchen fitted with high gloss units with built-in integrated appliances, including hob and extractor hood over, eye-level oven and grill, fridge/freezer and space and plumbing for washing machine.

On the first floor there are 3 bedrooms, two having fitted wardrobes. Shower room had a new unit installed approximately 3 years ago with pedestal wash basin and low level WC.

Outside, rear garden is enclosed with side gate and mainly paved for low maintenance in mind, with Pergola, two raised beds and a garden shed. Front garden is paved.

Garage in nearby compound and allocated parking space.

### 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 at Main Road, Yapton proceed in a southerly direction along Bilsham Road. Take the 2nd right into Mill View Road, and right again at the end of the road into The Millers where the house will be found on the left hand side.



