

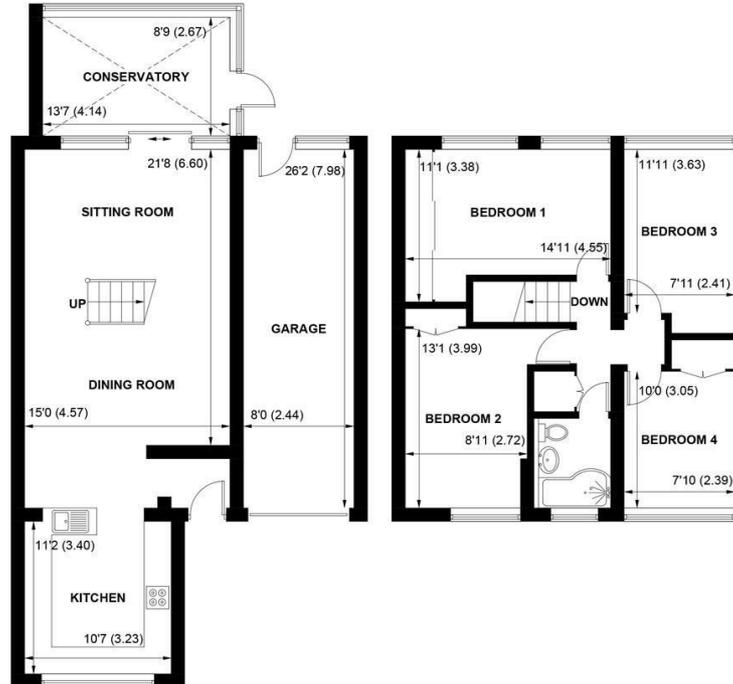


Sw
Sims Williams
For Sale
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26
Canal Road

26 CANAL ROAD, YAPTON, WEST SUSSEX, BN18 0HD





GROUND FLOOR

FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1284 SQ FT / 119.3 SQ M

GARAGE = 212 SQ FT / 19.7 SQ M

TOTAL = 1496 SQ FT / 139.0 SQ M

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

Produced for Sims Williams

£362,500 Freehold

26, CANAL ROAD,
YAPTON,
WEST SUSSEX, BN18 0HD

- Semi Detached House
- Spacious Accommodation
- Good Size Family Room
- Lean To onto Garden
- Kitchen & Utility Room
- 4 Good Size Bedrooms
- Family Bathroom
- Westerly Rear Garden
- Garage & Driveway Parking

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = C

Situated in a residential area within walking distance of the shops, school and public transport. The property has been completely refurbished throughout and offers bright, spacious and versatile accommodation, suitable for family living.

Accommodation comprises front porch with entrance hall area leading into spacious family room.

There is a stylish, modern fitted kitchen, with range of white gloss fronted units, work tops, built-in oven and hob and space for appliances. The breakfast bar area provides a social division between the two rooms.

The main family room has ample space suitable for dining table and chairs, a central staircase leading to the first floor, and sliding patio doors opening into the lean to, which in turn opens onto the rear garden.

On the first floor there are 4 bedrooms, all of which are good size rooms. There is also a family bathroom fitted with a modern white suite, comprising curved shower/bath with enclosure, vanity wash hand basin and WC.

Outside the westerly rear garden is well maintained, being mainly to lawn with wooden picket fencing, garden shed and a large patio area to the right hand side. There is also a side gate access.

To the front of the property there is a driveway, providing off road parking for two vehicles and access to the integral single 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 at Main Road Yapton, proceed west along Main Road and turn left at the mini roundabout into Canal Road. The property can be found towards the end, on the right hand side.

