



45 The Millers, Yapton, BN18 0LE

£350,000 Freehold



3 Bedrooms



1 Bathroom



1 Reception Rooms

*SW*

Sims Williams

## Key Features

- Detached Family Home
- Popular Yapton Location
- Fitted Kitchen with Conservatory
- Cloakroom/WC
- Sitting Room
- Three Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Garage And Additional Parking

## EPC Rating

Current = C  
Potential = B

## Council Tax Band

Band = D

## Tenure - Freehold







[simswilliams.co.uk](http://simswilliams.co.uk)

#### CHICHESTER

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8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

[chichester@simswilliams.co.uk](mailto:chichester@simswilliams.co.uk)

#### WALBERTON

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5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

[walberton@simswilliams.co.uk](mailto:walberton@simswilliams.co.uk)

#### ARUNDEL

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8a High Street

Sales 01903 885678

Lettings 01903 881133

[arundel@simswilliams.co.uk](mailto:arundel@simswilliams.co.uk)

#### BOGNOR REGIS

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46 High Street

Sales 01243 862626

Lettings 01243 836055

[bognor-regis@simswilliams.co.uk](mailto:bognor-regis@simswilliams.co.uk)

Viewing Strictly by arrangement via the vendor's 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.