

# 36 Bittern Avenue, Yapton, BN18 0BW

£400,000 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Sims Williams

## Key Features

- Nearly New 3 Storey House
- Kitchen/Diner/Family Room
- Study & Cloakroom
- First Floor Sitting Room
- Principle Bedroom With En Suite
- 2 Further Double Bedrooms
- Family Bathroom
- Good Size Rear Garden
- 2 Car Driveway With EV Point

## EPC Rating

Current = B
Potential = A

## Council Tax Band

Band = E

## Tenure - Freehold

Estate Charges:
Hobdens
£264pa

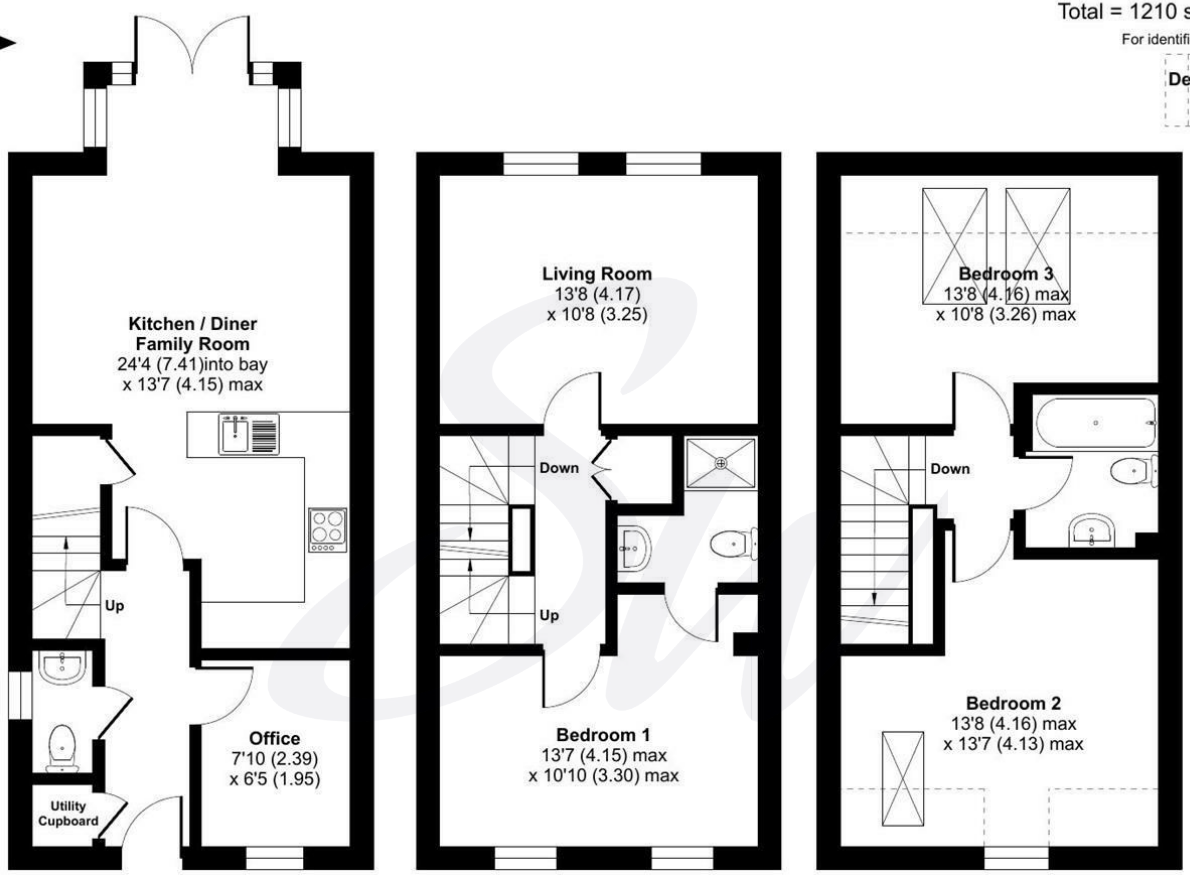







Approximate Area = 1149 sq ft / 106.7 sq m
Limited Use Area(s) = 61 sq ft / 5.7 sq m
Total = 1210 sq ft / 112.4 sq m
For identification only - Not to scale

Denotes restricted head height




GROUND FLOOR | FIRST FLOOR | SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Sims Williams. REF: 1524215

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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.