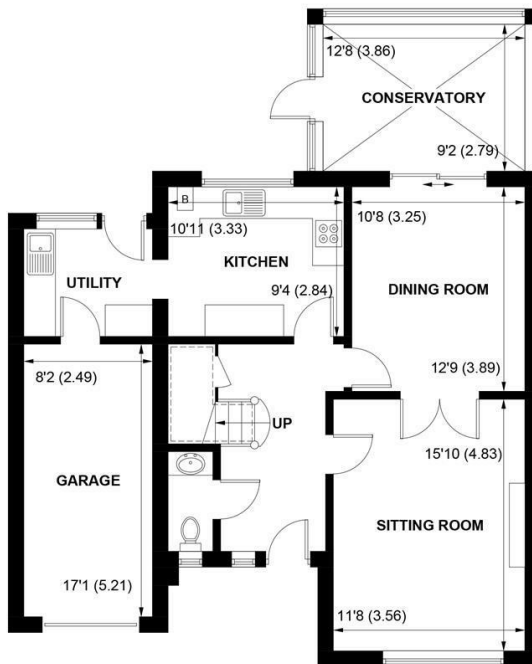


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Sims Williams

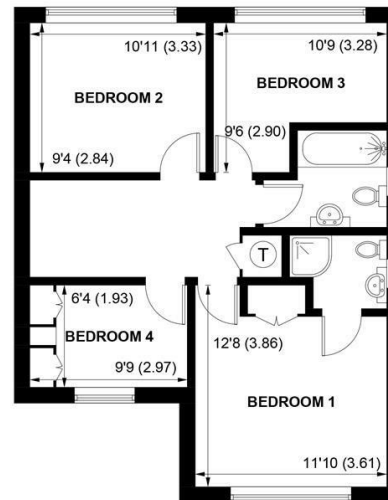


14 THE MILLERS, YAPTON, WEST SUSSEX, BN18 0LE



**GROUND FLOOR**

 = Reduced headroom below 1.5m / 5'0"



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1514 SQ FT / 140.7 SQ M  
(INCLUDING GARAGE)**

**NOT TO SCALE** (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©  
Produced for Sims Williams

# £410,000 Freehold

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

- Detached House
- Bright And Spacious Accommodation
- Good Size Sitting/ Dining Room
- Separate Utility And Conservatory
- 4 Bedrooms
- Family Bathroom and En Suite To Main
- Gardens To Front, Side and Rear
- Garage & Driveway
- No Onward Chain

## EPC RATING

Current = C  
Potential = B

## COUNCIL TAX BAND

Band = E

Tucked away at the end of this popular village cul de sac, this well presented family home provides bright, spacious accommodation.

Comprising entrance hall with cloakroom and stairs to the first floor. Through reception with double aspect, offers spacious living, including a feature fireplace, leading to an open dining area and conservatory with patio doors to the rear garden.

The kitchen has fitted units and includes integrated appliances as well as space for a large fridge/freezer. The separate utility room offers access to the garden and integral garage.

On the first floor, there are four bedrooms, two of which are doubles. The main bedroom incorporates an en suite shower room.

The family bathroom is fully tiled and fitted with a white suite comprising panelled bath with shower over, wash basin and WC.

The south and west facing rear garden is laid to lawn with a paved patio and

recess area to the side. The front is open plan to lawn with a garage and driveway. There is a second gravel driveway providing additional parking and access to hardstanding side garden.

## 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 From the shops at Main Road, Yapton proceed in a southerly direction along Bilsham Road. Take the 2nd right into Mill View Road. The Millers can be found at the end of Mill View Road.



