

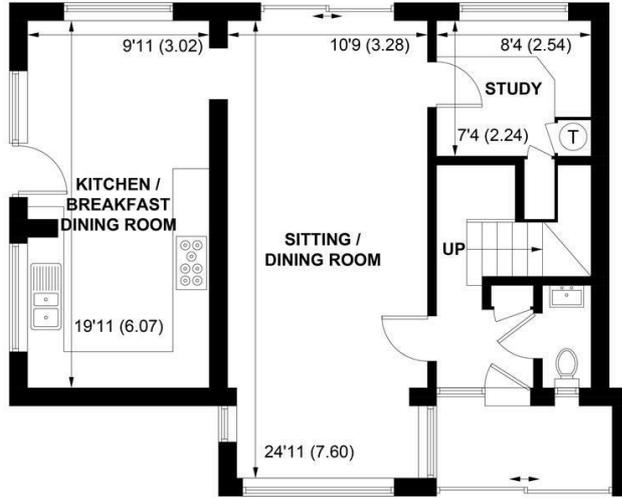
The logo for Sims Williams, featuring the letters 'SW' in a stylized, cursive font in gold color on a dark blue square background.

Sims Williams

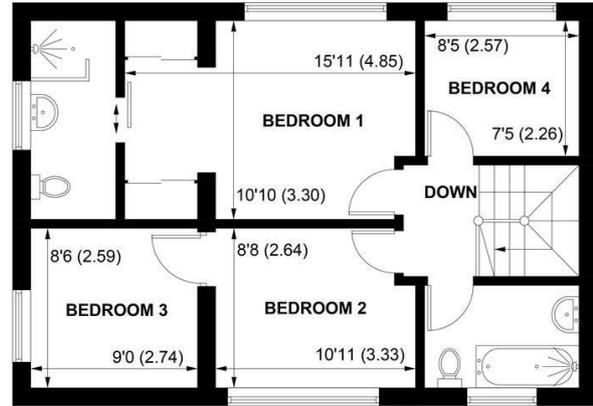


26 FORDWATER GARDENS, YAPTON, SUSSEX, BN18 0HU





**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1313 SQ FT / 122 SQ M**

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

# £390,000 Freehold

26, FORDWATER GARDENS,  
YAPTON,  
SUSSEX, BN18 0HU

- Extended Family House
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Ground Floor Study
- Cloakroom & Utility Room
- 4 Good Size Bedrooms
- En Suite & Family Bathroom
- Large Rear Garden
- Garage & Parking

## EPC RATING

Current = C

Potential = B

## COUNCIL TAX BAND

Band = C

Tucked in the corner of a residential cul de sac this extended house has the benefit of a larger than average Westerly garden.

Accommodation comprises entrance porch opening to the hallway which has a cloakroom and stairs to the first floor.

The double aspect lounge/dining room is a good size room and opens onto the garden. There is also a ground floor study/utility room.

The kitchen/breakfast room is also a good size bright room, well fitted with a range of Shaker style units with space for Range cooker with extractor over, space for further appliances and room for a table and chairs.

On the first floor there are 4 bedrooms, the main bedroom being a large double with a dressing area leading to a stylish en suite shower room. Bedroom 2 is also a good size double room with bedroom 3 having access through it. Bedroom 4 is a good size single or small double. The family bathroom has been refitted with a modern white suite of bath with shower over, wash basin and WC.

Outside, the larger than average garden has paved patio area, areas of lawn and the added benefit of a paved parking area, accessed via double gates from the garage compound, where there is also a single garage with a door to the garden. The front is open plan to lawn.

## 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 along Burndell Road towards Climping. Fordwater Gardens is the 3rd turning on the left.

