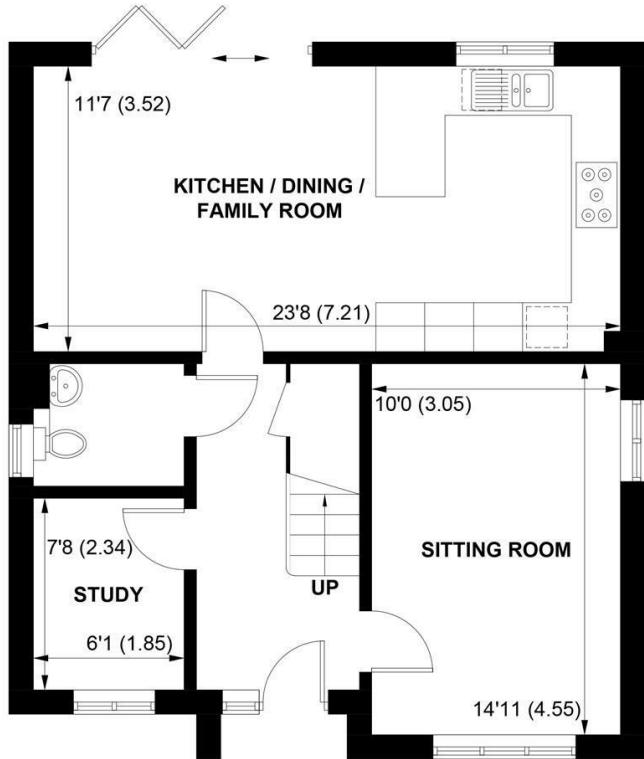




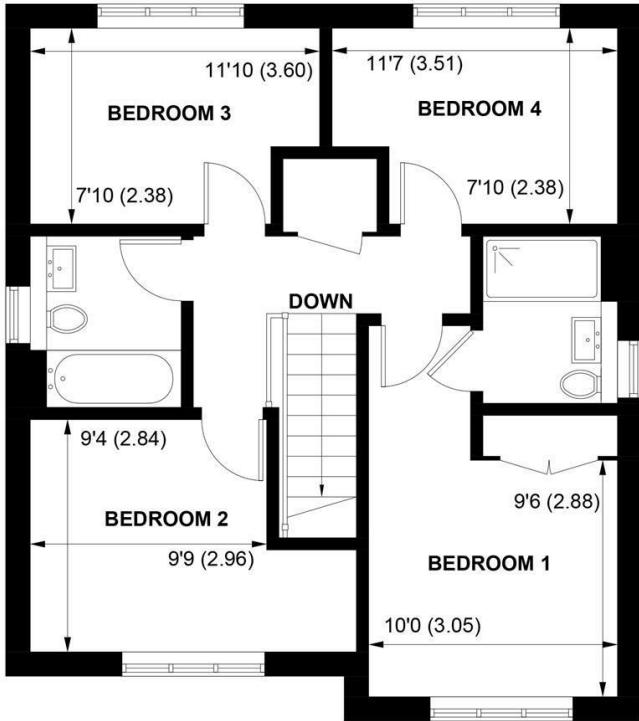
Sims Williams



7 BARLEY LANE, YAPTON, WEST SUSSEX, BN18 0GG



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1218 SQ FT / 113.1 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice 2021 ©

Produced for Sims Williams

# £470,000 Freehold

7, BARLEY LANE,  
YAPTON,  
WEST SUSSEX, BN18 0GG

- Sought After Development
- Westerly Lounge
- Separate Study
- Superb Kitchen/Diner
- Ground Floor Cloakroom
- 4 Bedrooms
- En Suite Shower
- Large Rear Garden
- Driveway & Garage

## EPC RATING

Current = B

Potential = A

## COUNCIL TAX BAND

Band = E

Barley Lane is conveniently situated within easy reach of the facilities in Yapton village, which include various shops, local schools and public transport.

Recently completed by Bovis Homes, the Juniper design is a bright family home with the added benefit of a good size rear garden and solar panels.

The ground floor provides a reception hall, cloakroom and westerly lounge. There is also a useful study/home office.

The impressive kitchen/dining room has been well fitted with a range of units and integrated appliances including electric double oven and a gas hob with extractor. There is a fridge freezer together with further space and plumbing for washing machine.

There is ample space for a dining table and chairs and the bi-folding patio doors open onto the rear garden.

On the first floor, there are 4 bedrooms with the master having fitted wardrobes and a stylish en suite shower room. There is also a part tiled family bathroom.

Outside, the rear garden is mainly to lawn with paved patio area and side access. The low maintenance front garden has driveway parking and gives access to the detached garage.

Yapton View is a private development and is managed by Trinity Management Company at a cost of £300pa.

## 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 convenience stores in Yapton village centre, head along Burnell Road and take the first turning into Barley Lane. The property can be found on your left hand side.



Viewing Strictly by arrangement via the vendor's Sole 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



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