



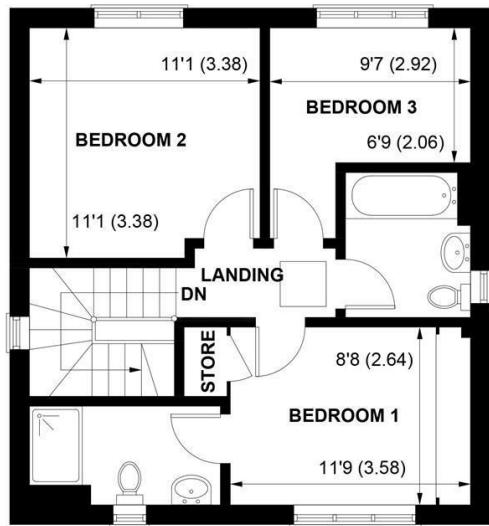
Sims Williams



PADDOCK HOUSE, 2 ROEMEAD DRIVE, YAPTON, WEST SUSSEX, BN18 0ZE



**GROUND FLOOR**



**FIRST FLOOR**

APPROXIMATE GROSS INTERNAL AREA = 1067 SQ FT / 99.1 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©  
Produced for Sims Williams

**WALBERTON OFFICE**

5 Maple Parade  
Walberton  
BN18 0PR

Tel 01243 551368  
walberton@simswilliams.co.uk  
simswilliams.co.uk

# £425,000 Freehold

## PADDOCK HOUSE, 2 ROEMEAD DRIVE, YAPTON,

W707GQ, BN10 0TZ

- Flint Fronted Detached House
- Open Plan Accommodation
- Ground Floor Cloakroom
- Stylish Fitted Kitchen
- 3 Bedrooms
- En Suite Shower
- Family Bathroom
- Garage & Parking
- Viewing Advised

### EPC RATING

Current = B

Potential = A

### COUNCIL TAX BAND

Band = D

A beautifully presented flint fronted detached house built by the popular developer Dandara just over 1 year ago.

The entrance hall leads to the open plan living which consists of triple aspect lounge/diner with double doors leading onto the rear garden. The fitted kitchen comprises of a range of wall and base units with integrated appliances, including electric oven and hob with extractor hood, fridge/freezer, dishwasher and washing machine. There is a downstairs cloakroom with WC and wash hand basin.

On the first floor there are 3 bedrooms with the master bedroom benefitting from an en suite with double shower, WC and wash hand basin. There are 2 further bedrooms and family bathroom with panel bath with shower over, WC and wash hand basin.

Outside the part walled rear garden is mainly to lawn and benefits from planting and a further patio area. There is also a personal door leading to the garage and a side access

gate. The garage has power and light and there is off road parking for a least 2 cars.

### 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 Yapton shops head towards Barnham turning right at the mini roundabout. The Dandara development is on the left hand side past Yapton Primary School, Roemead Drive is the first turning on the left and Paddock House is the first house on the right hand side.

