

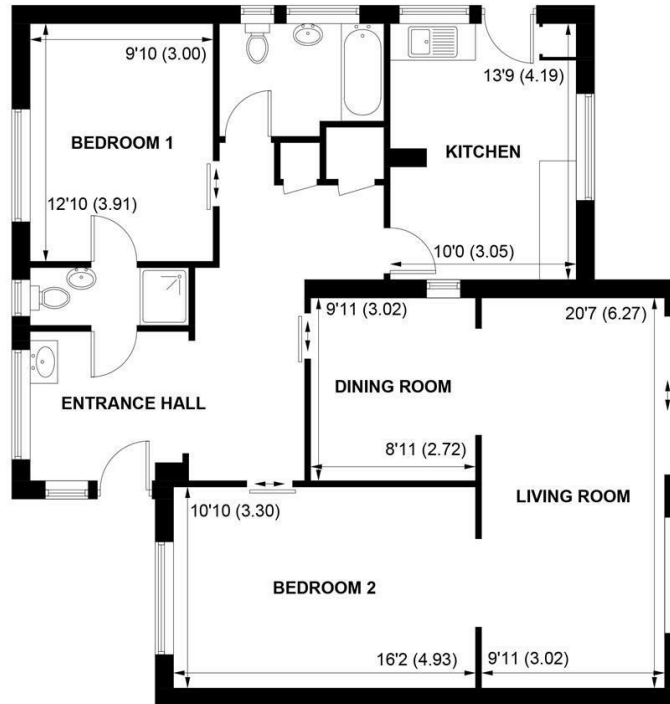
Sw

Sims Williams



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Sims Williams
For Sale
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16 BRIAR CLOSE, YAPTON, WEST SUSSEX, BN18 0ES



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1045 SQ FT / 97 SQ M

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

WALBERTON OFFICE

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£400,000 Freehold

16, BRIAR CLOSE,
YAPTON,
WEST SUSSEX, BN18 0ES

- Spacious Detached Bungalow
- Sought After Village Location
- Sitting Room & Separate Dining Room
- Fitted Kitchen
- 2 Double Bedrooms
- Bathroom & En Suite Shower Room
- Wraparound Gardens
- Garage & Off-Road Parking
- No Chain - BY APPOINTMENT ONLY

EPC RATING

Current = G

Potential = C

COUNCIL TAX BAND

Band = D

Offered for sale with no onward chain, this spacious detached bungalow occupies a larger than average corner plot in one of Yapton's favoured cul-de-sac locations, within easy distance of village amenities including shops, doctors surgery and primary school.

This well-presented property has been renovated over the years and the versatile accommodation is both bright and spacious. Entrance hall with door opening to dining room, leading onto the generous living room with patio doors to the rear garden.

The kitchen is fitted with a range of modern units with work surface over, freestanding electric cooker and space for further appliances. Serving hatch to dining room and side door opening onto the garden.

The attic is fully-boarded, with power, light and ladder.

Outside the front has ample off-road parking in front of the detached single garage, with up and over door and power.

A particular feature of the property are the beautifully maintained, secluded wraparound gardens. With lawns to 3 sides, 2 patio areas, which are perfect for outside entertaining and established trees and shrubs providing interest.

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 Yapton level crossing proceed South along North End Road turning left at the mini roundabout. Take the first turning on the left into Church Road. Follow the road round, Briar Close is a turning on the right hand side. The bungalow will be found on the right hand side.

