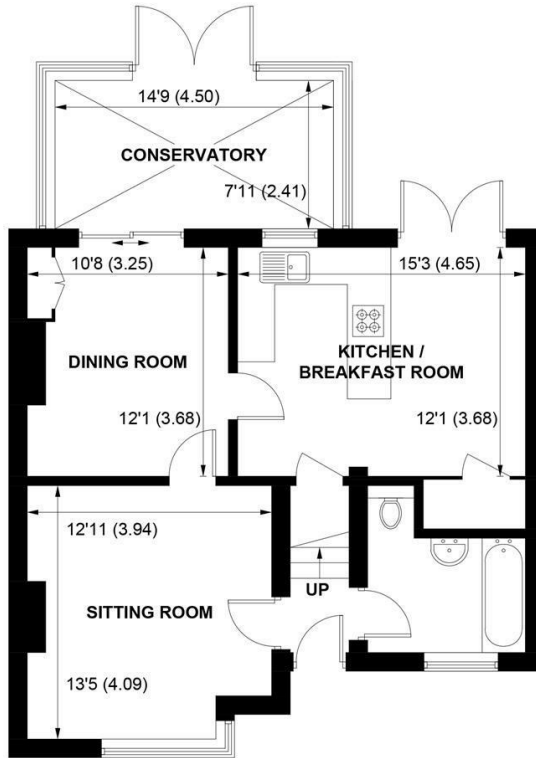


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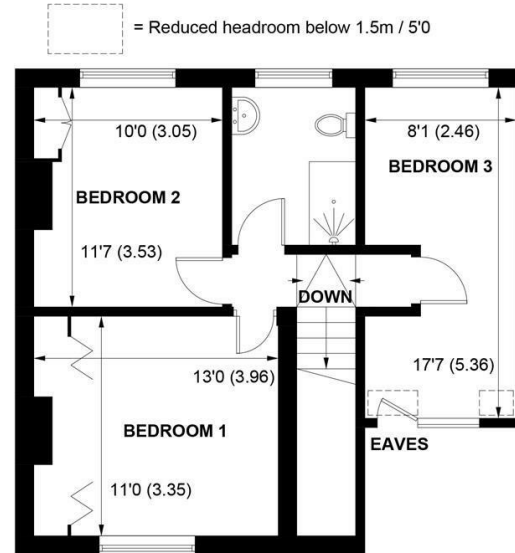


SHIRLEY PARK, YAPTON LANE, WALBERTON, WEST SUSSEX, BN18 0AN





GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1314 SQ FT / 122.1 SQ M

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

Produced for Sims Williams

£440,000 Freehold

SHIRLEY PARK,
YAPTON LANE, WALBERTON,
WEST SUSSEX, BN18 0AN

- Extended Accommodation
- 2 Reception Rooms
- Kitchen/Breakfast Room
- Westerly Conservatory
- 3 Large Bedrooms
- 2 Modern Bathrooms
- Westerly Gardens
- Off Road Parking
- Rural Views

EPC RATING

Current = D

Potential = C

COUNCIL TAX BAND

Band = D

Situated in a convenient location being easily accessible to the facilities in Walberton including school, shops and public transport. Barnham with its mainline station, is under 2 miles, whilst both the A27 and A29 are also within reach.

The property offers bright accommodation comprising lounge with feature open fireplace and stripped floorboards. There are views from the front over farmland.

The dining room also has a fireplace and stripped floorboards and opens into the conservatory, which in turn leads onto the gardens.

The kitchen/breakfast room has been fitted with a range of units and has space for a range style cooker, fridge freezer and plumbing for a dishwasher and washing machine. There is ample space for a dining table and chairs and double doors which open onto the gardens.

Finally on the ground floor is the family bathroom, with its part tiled walls, tiled flooring and modern suite.

The 3 bedrooms on the first floor are all good size rooms with fine views to the front in 2 of the bedrooms. 2 of the bedrooms have a range of fitted wardrobes.

The tiled family shower room has a modern white suite including walk in shower, wash basin and W.C.

Outside, the westerly rear garden is a particular feature with areas of lawn, mature and well stocked borders together with a paved patio area and plant covered arbor. There are 2 small vegetable patches, soft fruit area, a greenhouse and wooden shed.

The raised front garden is low maintenance and provides off road parking.

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 our office at Maple Parade, Walberton proceed east along the Street and take the first exit off the mini roundabout onto Yapton Lane. The property can be found on the left hand side of the road.



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 guarantee and they do not form part of any contract

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