

11 Horseshoe Way, Yapton, BN18 0XR

£465,000 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Sims Williams

Key Features

- 'Amberley Design' Detached House
- Immaculate Order Throughout
- Stylish Kitchen/Dining Room
- Separate Utility & Cloakroom
- Double Aspect Sitting Room
- 3 Double Bedrooms
- En Suite to Main & Family Bathroom
- Landscaped Gardens
- Garage & Driveway
- **Chain Free Sale**

EPC Rating

Current = B
Potential = A

Council Tax Band

Band = D

Tenure - Freehold

Estate Charges:
Redrow Management Group
£368 P/A



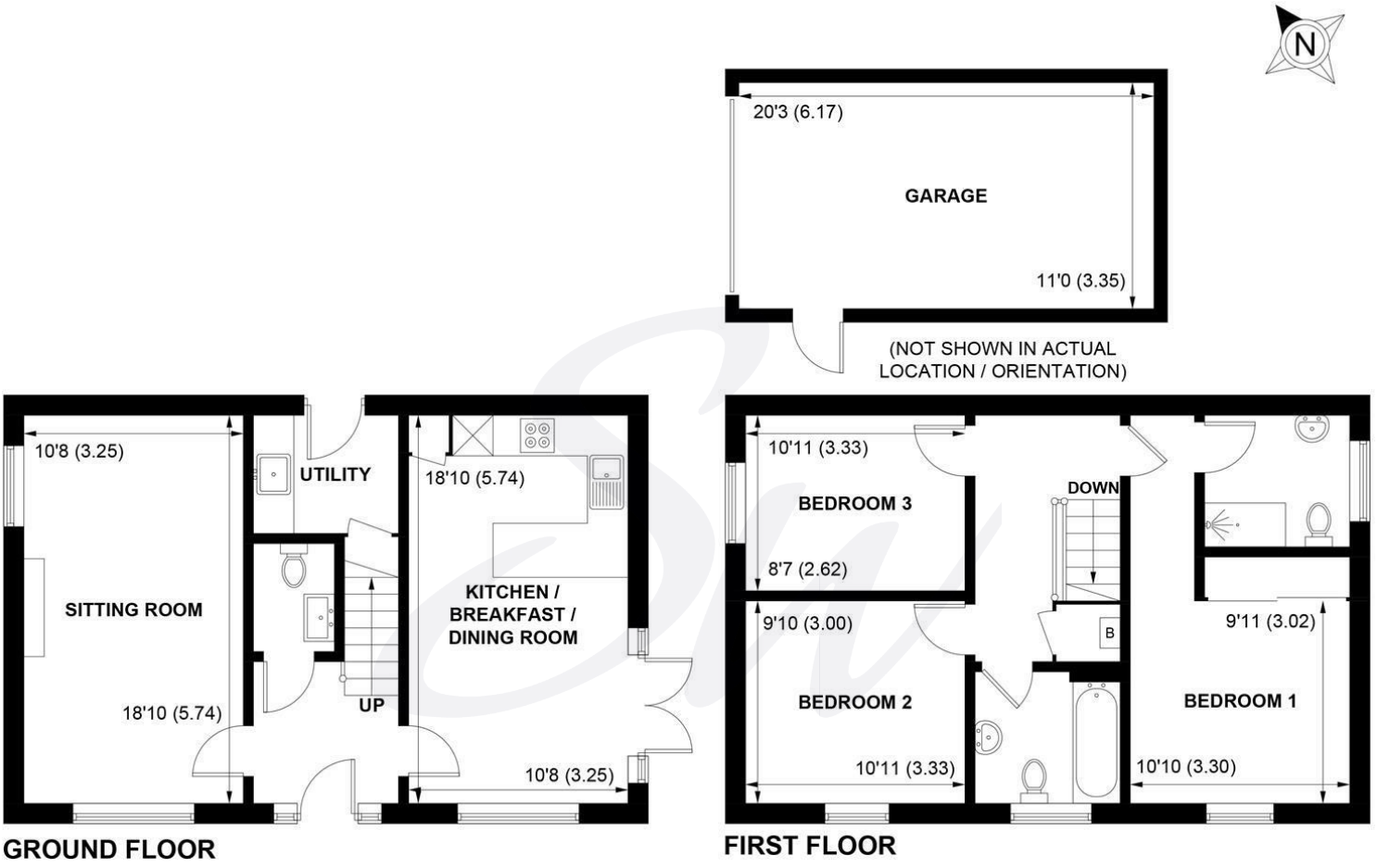












APPROXIMATE GROSS INTERNAL AREA = 1113 SQ FT / 103.4 SQ M
GARAGE = 222 SQ FT / 20.6 SQ M
TOTAL = 1335 SQ FT / 124.0 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©
Produced for Sims Williams

simswilliams.co.uk

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WALBERTON

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ARUNDEL

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BOGNOR REGIS

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Viewing Strictly by arrangement via the vendor's 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.