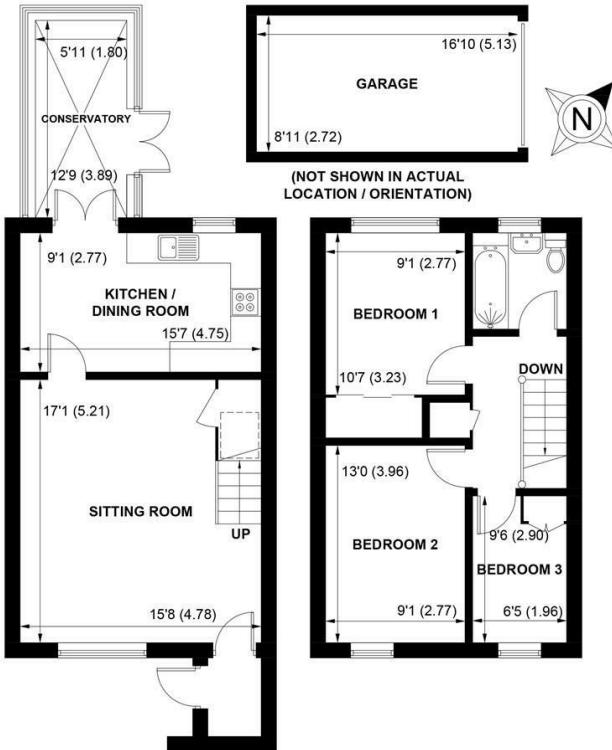




Sims Williams



7 DOUGLAS CLOSE, FORD, WEST SUSSEX, BN18 0TG



APPROXIMATE GROSS INTERNAL AREA = 934 SQ FT / 86.8 SQ M

GARAGE = 150 SQ FT / 13.9 SQ M

TOTAL = 1084 SQ FT / 100.7 SQ M

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

Produced for Sims Williams

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Offers In Excess Of £300,000 Freehold

**7, DOUGLAS CLOSE,
FORD,
WEST SUSSEX, BN18 0TG**

- Popular Location
- Good Size Lounge
- Fitted Kitchen/Dining Room
- Conservatory
- 3 Bedrooms
- Modern Family Bathroom
- Off Road Parking
- Garage To Rear
- Ideal Family Home

EPC RATING

Current = C

Potential = B

COUNCIL TAX BAND

Band = C

Douglas Close is a small cul de sac on a popular development being accessible to the various facilities in Yapton. Public transport to Littlehampton and Barnham passes close by.

This 3 bedroom family home comprises entrance hall with useful storage cupboard and door leading to the lounge.

The lounge is a good size room with understair storage cupboard and fireplace.

The kitchen/dining room is fitted with a range of units and has ample space for various appliances and a dining table and chairs.

The conservatory could be used as a study or playroom and has doors opening onto the gardens.

The first floor there are 3 good size bedrooms, 2 with built in wardrobes, and a modern family bathroom.

Outside, the rear garden is part to lawn whilst the front provides off road parking.

The garage is located to the rear of the property with direct access from the gardens.

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 shops at Main Road, Yapton proceed along Burnell Road towards Climping and Littlehampton. Take the 4th turning on the left into Rollaston Park and first left into Johnson Way. Douglas Close is the first turning on the right.

