

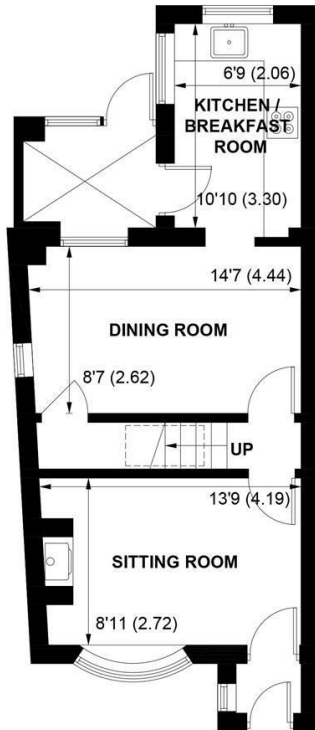
SW

Sim's Williams

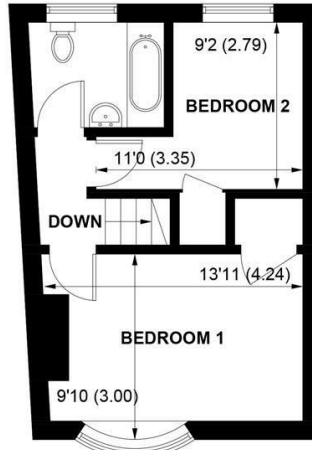


1 PARK COTTAGES, NORTH END ROAD, YAPTON, BN18 0DT

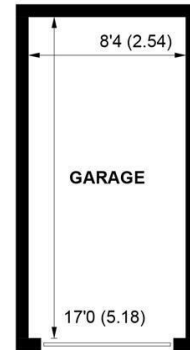




GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



APPROXIMATE GROSS INTERNAL AREA = 744 SQ FT / 69.1 SQ M

GARAGE = 143 SQ FT / 13.3 SQ M

TOTAL = 887 SQ FT / 82.4 SQ M

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

Produced for Sims Williams

£280,000 Freehold

**1 PARK COTTAGES,
NORTH END ROAD,
YAPTON,
BN18 0DT**

- End of Terrace Cottage
- Lounge With Woodburner
- Separate Dining Room
- Pine Fitted Kitchen & Utility
- 2 Double Bedrooms
- Good Size Bathroom
- Attractive Gardens
- Garage & Parking

EPC RATING

Current = F
Potential = B

COUNCIL TAX BAND

Band = C

1 Park Cottages is a period end of terrace cottage in a good location close to the amenities in Yapton village.

Accommodation comprises entrance porch leading into the sitting room with exposed brick fireplace and wood burning stove.

The separate dining room/2nd reception room is a good size with under stairs storage cupboard, and opens into the kitchen which is fitted with a range of pine units, a Butlers sink and space for appliances.

There is also a small utility room/rear lobby that leads out to the garden.

Upstairs there are 2 bedrooms, one good size double bedroom with built in wardrobe and one small double room. The bathroom is fitted with white suite of bath with shower over, wash basin and WC.

Outside there are pretty gardens to the front and rear, with a driveway to the side that leads to the parking area and garage.

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. Continue past the turning into Ford Lane and the house will be found on the right hand side just before the Valley Park new development.

