

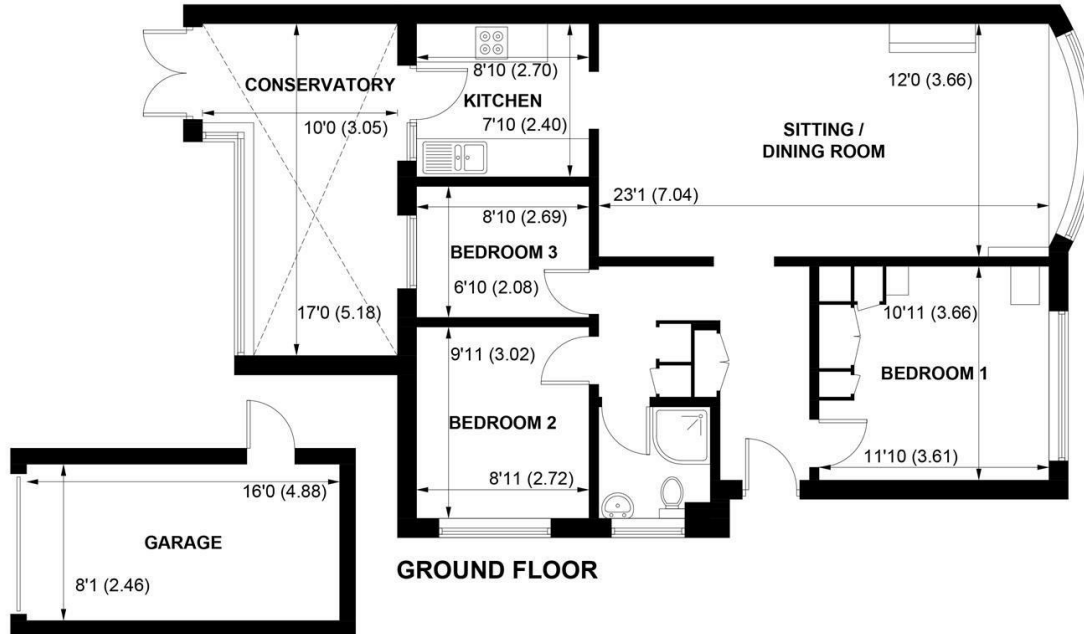
The logo consists of the letters 'SW' in a white, elegant, cursive script font, set against a dark blue square background.

Sims Williams



2 FORDWATER GARDENS, YAPTON, WEST SUSSEX, BN18 0HU





GROUND FLOOR

(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 963 SQ FT / 89.5 SQ M

GARAGE = 129 SQ FT / 12.0 SQ M

TOTAL = 1092 SQ FT / 101.5 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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£340,000 Freehold

2, FORDWATER GARDENS,
YAPTON,
WEST SUSSEX, BN18 0HU

- Semi Detached Bungalow
- Living Room With Dining Area
- Separate Kitchen
- 3 Bedrooms
- Fully Tiled Shower Room
- Sun Room
- Enclosed Rear Garden
- Off Road Parking
- Garage

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = C

A semi detached bungalow located in a sought after cul de sac of Fordwater Gardens, being within a short walk of local shopping facilities in Yapton Village with public transport also close by.

The accommodation comprises a reception hall leading through to a good size living room with ample space for dining table and chairs. Feature fireplace with electric fire.

Arch leading through to the kitchen which is fitted with a range of units, work tops, space for cooker and further space for appliances. Door leading into sun room and outside.

There are three bedrooms, two of which are doubles, with the main having built-in cupboards over bed area and to sides.

The fully tiled shower room has a white suite comprising corner shower unit, pedestal wash basin and WC.

Outside, the rear garden is enclosed, having a large paved patio area with mature shrub and plant borders along with a manageable lawn area. Door leading into garage.

There is also a secure gate from the garden which leads to the garage compound.

The front garden is open plan with off road parking to the front and plant and shrub borders.

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 Burndell Road towards Climping. Fordwater Gardens is the 3rd turning on the left. The property is on the right hand side.

