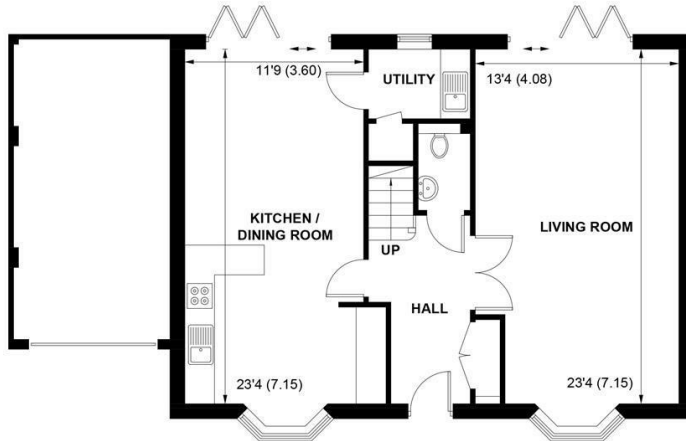


The logo for Sims Williams, featuring the letters 'SW' in a stylized, white, cursive font on a dark blue square background.

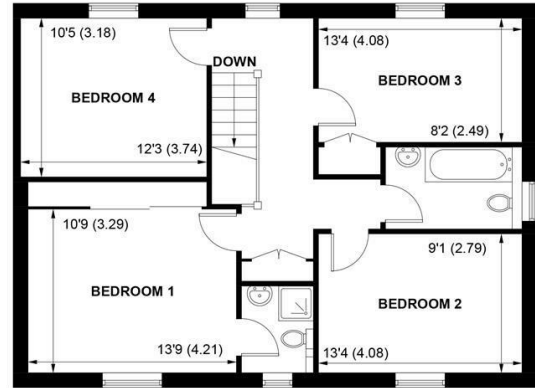
Sims Williams



9 THE STEDDLES, NORTH END ROAD, YAPTON, WEST SUSSEX, BN18 0UA



**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1559 SQ FT / 144.8 SQ M**  
 NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2022 ©  
 Produced for Sims Williams

# £610,000 Freehold

9, THE STEDDLES,  
NORTH END ROAD,  
YAPTON,  
WEST SUSSEX,  
BN18 0UA

- Small Private Cul-de-Sac
- Detached Family House
- £1000 Voucher Incentive\*
- Alexander Kitchen - German Units
- Under Floor Heating to Ground Floor
- Carpet & Flooring Included
- 4 Good Sized Bedrooms
- Turfed Westerly Aspect Rear Garden
- Garage & Parking

## PEA RATING

86 (B)

## COUNCIL TAX BAND

Band = New Build

This detached family home with a wonderful corner plot is located on a small, private development of just 11 properties in Yapton. Ideally situated to enjoy the amenities of the village including schools, shops, pharmacy, community hall & playing fields and transport. Yapton is less than 2 miles away from Barnham with its mainline station with London and coastal services. The anticipated build completion date for Plot 9 is Autumn 2024.

Finished with brick elevations and a grey slate interlocking roof tile, this property is built using expert and traditional methods and benefits from a very high specification, incorporating quality fixtures and fittings.

On the ground floor there is a generous kitchen / dining room and a double aspect living room. Both these rooms have bifold doors opening on to the westerly aspect rear garden. There is a separate utility room with a downstairs cloakroom.

On the first floor there is the master bedroom with built in wardrobes and an en-suite and a further 3 good sized bedrooms and a family bathroom. The bathrooms have contemporary white ROCA sanitary ware, half height tiling and ceramic floor tiles.

The Highleigh has a landscaped front

garden and a westerly aspect rear garden with a charcoal paved patio area. There is front and rear PIR lighting to the property and an Electric Vehicle charging point. There is power and light to the garage.

Estimated Annual Estate & Service Charge is £488 per property.

### New Homes 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. Images shown may be from previous developments and are just an indication for illustrative purposes only.

### Directions

From the shops in Yapton village, proceed towards Barnham, upon approaching the 2nd mini roundabout, take the 2nd exit towards Walberton. The Steddles can be found just along from Yapton school, on your left.

