

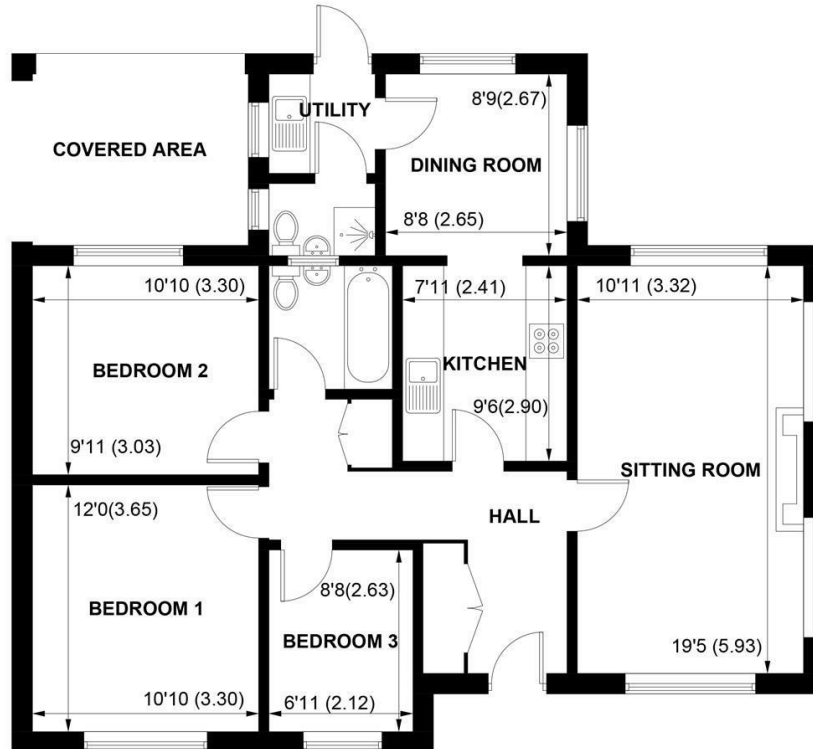
SW

Sims Williams



3 FORDWATER GARDENS, YAPTON, BN18 0HU





**APPROXIMATE GROSS INTERNAL AREA = 989 SQ FT / 91.9 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©  
Produced for Sims Williams**

# £362,500 Freehold

3, FORDWATER GARDENS,  
YAPTON,  
BN18 0HU

- Triple Aspect Living Room
- Modern Fitted Kitchen
- Dining Area
- Utility & Wetroom/Cloakroom
- 3 Bedrooms
- Re-Fitted Bathroom
- Pretty Gardens Front & Rear
- Covered Patio Area
- Garage & Ample Parking

## EPC RATING

Current = D  
Potential = B

## COUNCIL TAX BAND

Band = C

This well presented bungalow has been extended and refurbished and now offers versatile accommodation while being within easy reach of the amenities in Yapton village.

Accommodation comprises entrance hall with storage leading to bright triple aspect living room with feature fireplace.

The modern kitchen is fitted with a good range of gloss units with built in oven and microwave, hob with extractor over and further integrated appliances. The kitchen opens into the dining area which overlooks the garden. There is also a separate utility room, and a small wet room/cloakroom.

There are 3 good size bedrooms, the largest of which is being used as a second reception room. Bedroom 3 is currently being used as an office/study.

The bathroom has been refitted with a modern white suite of bath with shower over, wash basin and WC.

Outside the rear garden has a large

paved patio with a courtesy door to the garage. There is a further covered patio area, lawn and small wildlife pond.

The secluded front garden has a further lawned area and mature planting along with ample driveway parking.

## 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.



