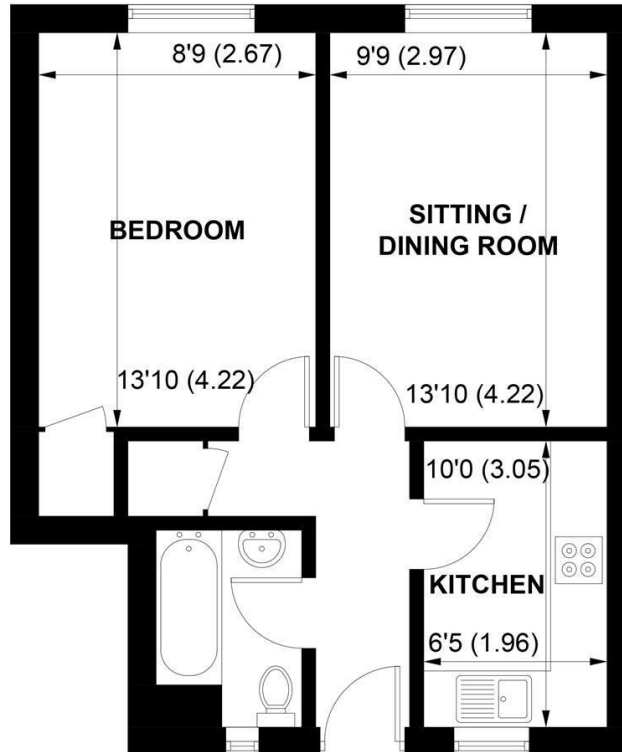


The logo for Sims Williams, featuring the letters 'Sw' in a stylized, cursive font.

Sims Williams



51 SPROULE CLOSE, FORD, BN18 0NX



APPROXIMATE GROSS INTERNAL AREA = 453 SQ FT / 42.1 SQ M

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

£170,000 Leasehold

51, SPROULE CLOSE,
FORD,
BN18 0NX

- Ground Floor Apartment
- Private Entrance
- One Double Bedroom
- Well Presented
- Fitted Kitchen
- Shower Room With WC
- Residents Parking
- Quiet Location
- No Onward Chain

EPC RATING

Current = C
Potential = C

COUNCIL TAX BAND

Band = A

Situated in a quiet cul de sac in an open rural location. This property benefits from easy access to local amenities including shops, good primary school and access to public transport links.

This well presented, ground floor apartment forms part of a purpose built development, and enjoys the privacy and security of its own private entrance.

The living room is bright and airy and provides ample space for dining. The double bedroom accommodates space for bedroom furniture.

The kitchen is fitted with stylish, white fronted units, and has electric 4- ring hob with electric oven. There is space for various appliances. Double glazed windows and a boiler have been fitted recently.

Outside you have your own useful storage cupboard and there is residents parking in the nearby communal car park.

Hobdens Property Management

£609.02 includes £25 ground rent, which is paid twice yearly totalling £1,204.18 PA

The property is on a 999 year lease with 966 years remaining.

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 and Littlehampton. Take 4th turning on the left into Rollaston Park and second left into Sproule Close.

