

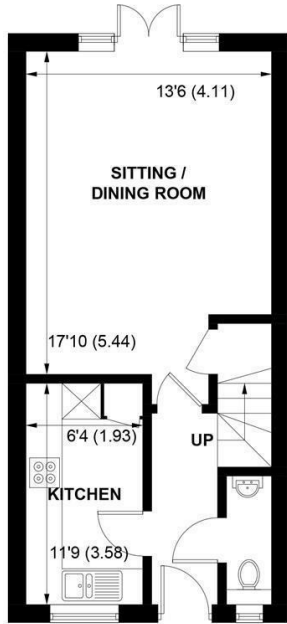


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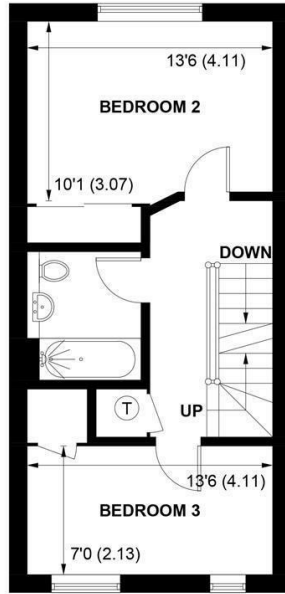


15 KINGS CLOSE, YAPTON, WEST SUSSEX, BN18 0EX



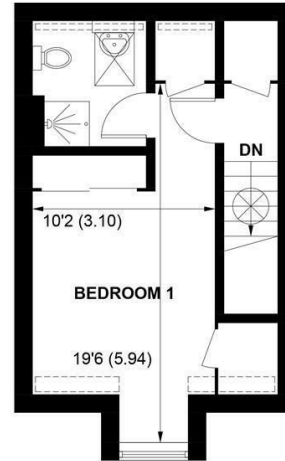


GROUND FLOOR

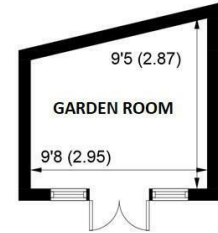


FIRST FLOOR

 = REDUCED HEADROOM BELOW 1.5M / 5'0"



SECOND FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 1105 SQ FT / 102.7 SQ M

SUMMER HOUSE = 80 SQ FT / 7.4 SQ M

TOTAL = 1185 SQ FT / 110.1 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©

Produced for Sims Williams

£350,000 Freehold

15, KINGS CLOSE,
YAPTON,
WEST SUSSEX, BN18 0EX

- 3 Storey Townhouse
- Double Aspect Lounge/Diner
- Stylish Fitted Kitchen
- Integrated Appliances
- Ground Floor Cloakroom
- 3 Good Size Bedrooms
- En Suite Shower Room
- Southerly Rear Garden
- 2 Allocated Parking Spaces

EPC RATING

Current = B
Potential = A

COUNCIL TAX BAND

Band = D

This 3 bedroom terrace house provides good size accommodation over 3 floors and forms part of a small development of just 18 houses.

Set in the village centre, the property is close to local shopping facilities, village school and village play park and community centre.

Accommodation comprises entrance hall with cloakroom and stairs to the first floor. The kitchen is fitted with a good range of modern units with integrated appliances including double oven, hob and extractor over.

The good size lounge/diner has a built in media unit and double doors out to the rear garden.

On the first floor there are 2 double bedrooms and a family bathroom which consists of bath with shower over, wash basin and WC.

The top floor provides the main bedroom suite consisting of generous bedroom with built in wardrobes and an en suite shower room.

Outside the Southerly rear garden is

laid with artificial lawn, large paved patio and a garden room with power and light. To the front there is low level planting. There are 2 allocated parking spaces.

The property is situated on a Private Road which is managed by Hobdens Property Management Ltd. There is a yearly charge of £534.81.

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

Kings Close is a Private Road and is located behind the shopping parade on Main Road, Yapton.

