



SW

Simon Wilkins

2 DRAKE GROVE, BURDELL ROAD, YAPTON, SUSSEX, BN18 0HX



FIRST FLOOR



GROUND FLOOR

**APPROXIMATE GROSS INTERNAL AREA = 2030 SQ FT / 188.6 SQ M**

**GARAGE = 435 SQ FT / 40.4 SQ M**

**TOTAL = 2465 SQ FT / 229.0 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©**

**Produced for Sims Williams**

# £685,000 Freehold

2, DRAKE GROVE,  
BURNDELL ROAD, YAPTON,  
SUSSEX, BN18 0HX

- Impressive Detached House
- Drawing Room & Sitting Room
- Generous Kitchen/Breakfast Room
- Study, Utility Room/Cloakroom
- Double Glazed uPVC Conservatory
- 4 Bedrooms, 2 With En Suite Shower Rooms
- Spacious Rear Garden
- Double Garage & Parking
- Solar Panels

## EPC RATING

Current = A  
Potential = A

## COUNCIL TAX BAND

Band = F

Substantial detached older style property offering over 2000sq ft. of versatile living space, within easy distance of Yapton village amenities including school, shops and doctors' surgery.

The property is well presented throughout and accommodation comprises porch area opening onto the welcoming entrance hall with stairs to first floor and door to drawing room.

The spacious kitchen/dining room is fitted with a range of cream Shaker style units, with solid wood worksurface, double oven, gas hob and extractor over, and has an integrated fridge/freezer and dishwasher. There is ample room for dining table and chairs and double doors open onto the rear garden.

The sitting room is a bright room with fireplace and log burner. The rear lobby provides access to the study, handy utility room/cloakroom and the generous uPVC conservatory, which opens onto the rear garden.

To the first floor there are 4 double bedrooms, with bedrooms 1 and 2 benefitting from en suite shower rooms, and built-in wardrobes to bedroom 1. Further family bathroom with suite comprising P-shaped bath with shower over and wash basin. There is a separate WC.

Outside, to the front there is an area of lawn, with driveway parking in front of the double garage and established planting. A particular feature of the property is the sizeable rear garden, which has areas which have been left natural to attract wildlife, a generous paved patio, raised beds, vegetable plot and fruit cage. There is also a summerhouse, pond and timber shed providing outside storage.

## 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 south along Burndell Road towards Climping. Drake Grove can be found on the left hand side shortly after Fordwater Gardens.

