

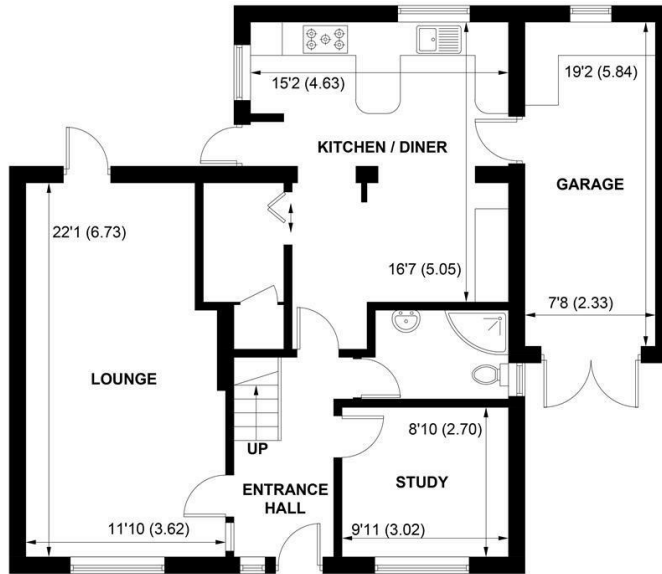
SW

Sims Williams

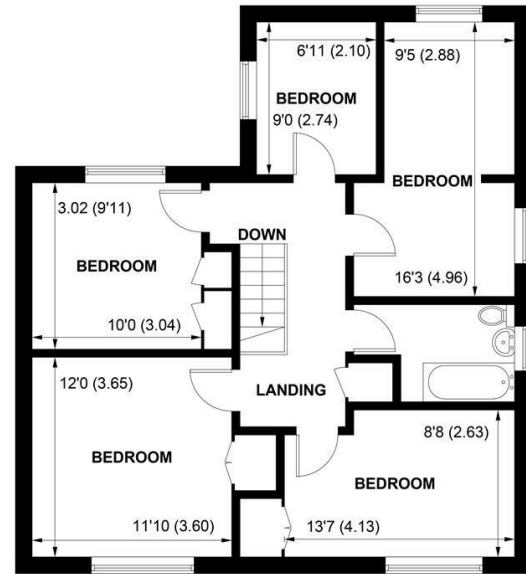


FIELD HOUSE, CHURCH ROAD, YAPTON, WEST SUSSEX, BN18 0EN





**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1709 SQ FT / 158.8 SQ M  
(INCLUDING GARAGE)**

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

# £499,000 Freehold

FIELD HOUSE, CHURCH ROAD,  
YAPTON,  
WEST SUSSEX, BN18 0EN

- Detached Family House
- Sitting Room
- Large Kitchen/Diner
- Study/Bedroom 6
- Ground Floor Shower Room
- 5 Further Bedrooms
- Family Bathroom
- Landscaped Walled garden
- Ample Parking & Garage

## EPC RATING

Current = D  
Potential = B

## COUNCIL TAX BAND

Band = E

Very well presented & versatile link-detached family house in one of the best roads in Yapton village.

Accommodation comprises entrance hall with stairs to the first floor, and good size dual aspect sitting room with double doors out to the garden.

The extended kitchen/diner is fitted with a range of modern gloss units, wooden work tops and integrated appliances. There is ample space for dining table and chairs plus a door leading into the garage and also out to the garden.

Finally on the ground floor is a study/6th bedroom with a modern shower room adjacent to it.

Upstairs there are 5 bedrooms, 4 of which are doubles. The fully tiled family bathroom is fitted with a white suite of bath with shower attachment, wash basin and WC.

Outside the Westerly walled rear garden has been landscaped with lawn, raised beds, paved patio, decked area with pergola and fishpond.

To the front there is ample parking for several cars and access to the garage.

## 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 Yapton Level Crossing proceed along North End Road turning left at the mini roundabout onto Burndell Road, and then first left onto Church Road. The house will be found on the left hand side just after the road bears left towards the Church.

