

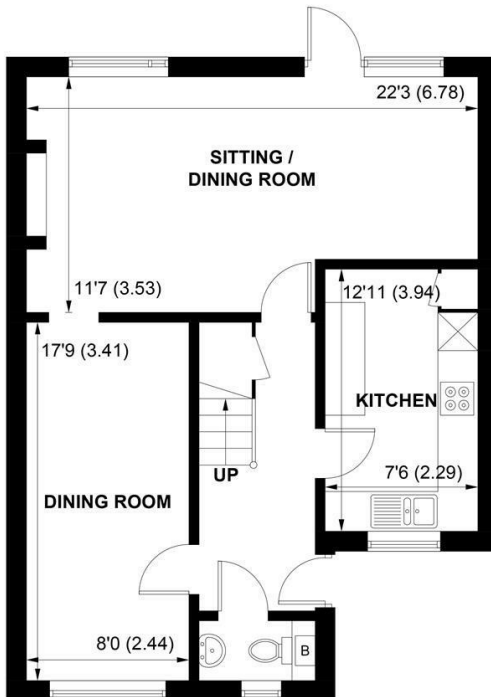


Sims Williams

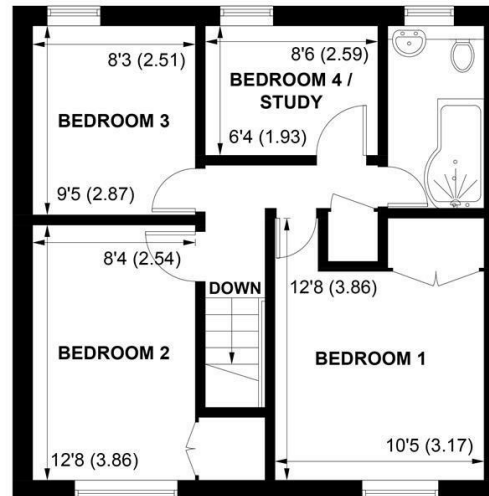


23 MILES CLOSE, FORD, WEST SUSSEX, BN18 0TB





GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1111 SQ FT / 103.2 SQ M

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

£367,500 Freehold

23, MILES CLOSE,
FORD,
WEST SUSSEX, BN18 0TB

- End of Terrace House
- Two Reception Rooms
- Separate Fitted Kitchen
- Downstairs Cloakroom
- Four Bedrooms
- Family Bathroom
- Well Maintained Gardens
- Brick Paved Driveway
- Vendor Suited

EPC RATING

Current = E
Potential = B

COUNCIL TAX BAND

Band = C

A very well presented, bright and spacious end of terrace house in a popular location close to the local amenities in Yapton.

The ground floor accommodation comprises entrance hall, cloakroom, stairs to first floor, kitchen, dining room (formally a garage) and a spacious sitting room.

The kitchen is fitted with cream fronted units, wood effect work tops, integrated appliances including eye-level oven, gas hob and extractor over, space for fridge/freezer, space and plumbing for washing machine.

From the dining room, there is an arch leading through to the sitting room which is a generous size with two windows overlooking the rear garden and patio door leading to outside.

Upstairs there are 4 bedrooms, 3 of which are doubles and bedroom 4 is currently used as a study. The bathroom is fitted with a white suite of bath with shower over, wash basin and WC.

Outside, the rear garden is mainly to lawn with paved patio area and rear access gate.

To the front there is a brick paved driveway with off road parking and lawn area to side.

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 east along Burnrdell Road, taking the 4th turning on the left into The Peregrines, then 1st left into Johnson Way and 1st left again into Miles Close, where the property can be found on the right hand side.

