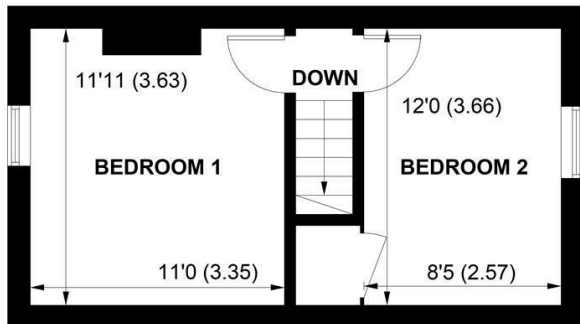



The logo for Sims Williams, featuring the letters 'SW' in a stylized, cursive font.

Sims Williams

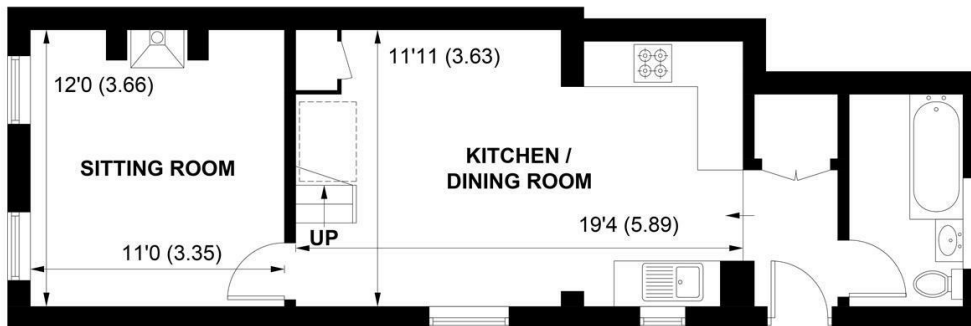


2 TILLINGTON COTTAGES, MAIN ROAD, YAPTON, WEST SUSSEX, BN18 0EU



 = REDUCED HEADROOM
BELOW 1.5M / 5'0

FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 729 SQ FT / 67.7 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

2 TILLINGTON COTTAGES, MAIN ROAD, YAPTON, BN18 0EU

- Character Cottage
- Semi Detached
- Village Location
- Large Kitchen/Diner
- Living Room With Woodburner
- Modern Bathroom
- 2 Double Bedrooms
- Generous Garden
- On Street Parking

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = D

This beautifully presented character cottage is located in the Conservation Area and within walking distance to the shops and school in Yapton Village.

Accommodation comprises entrance lobby with large storage cupboard, leading into a spacious and bright kitchen/diner. The kitchen is fitted with a good range of Shaker style units with space for appliances including, gas range cooker with extractor over, dishwasher, fridge/freezer and washing machine.

The large dining area has ample space for table and chairs, under stairs storage and stairs to the first floor.

The cosy sitting room has a wood burning stove and shutters on the windows overlooking the front. The modern bathroom is on the ground floor and consists of a bath with shower over, vanity unit and WC.

Upstairs there are 2 bedrooms, the main being a generous size with a fireplace. Bedroom 2 is a smaller double room with fitted wardrobes.

Outside the good size garden is situated away from the house down a pathway. It is mainly laid to lawn with mature borders/shrubs and a flint wall. There is a summer house, greenhouse and vegetable patch. The front garden is bordered by a brick wall. There is ample on street parking.

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 Yapton Village centre head towards Barnham on Main Road. Tillington Cottages will be found on the left hand side shortly after the mini roundabout.

