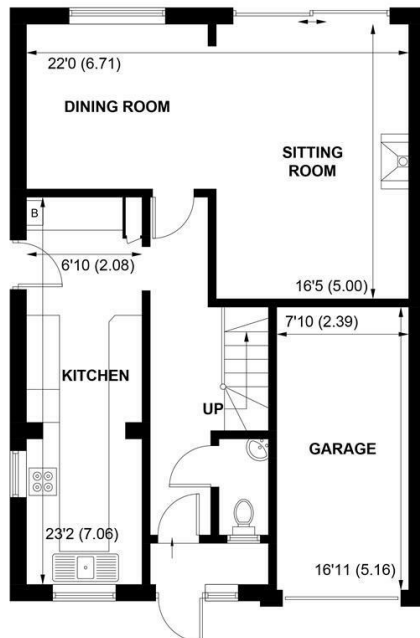


SW

Sims Williams



18 CHERRY AVENUE, YAPTON, WEST SUSSEX, BN18 0LB



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1256 SQ FT / 116.7 SQ M

GARAGE = 133 SQ FT / 12.4 SQ M

TOTAL = 1389 SQ FT / 129.1 SQ M

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

Produced for Sims Williams

£400,000 Freehold

18, CHERRY AVENUE,
YAPTON,
WEST SUSSEX, BN18 0LB

- Detached Family House
- Extended Kitchen
- Lounge/Diner Onto Garden
- Cloakroom
- Main Bedroom With En Suite
- 3 Further Bedrooms
- Family Bathroom
- Good Size Garden
- Garage & Driveway Parking

EPC RATING

Current = C

Potential = C

COUNCIL TAX BAND

Band = E

Detached family house situated in a quiet cul de sac on the outskirts of Yapton village within easy reach of the local amenities.

Accommodation comprises entrance porch into hallway with cloakroom and stairs to the first floor.

The extended kitchen has a good range of units with space for appliances and a door to the outside.

The lounge/diner is a generous and bright room with wood burning stove and doors to the rear garden.

Upstairs there are 4 good size bedrooms. The principle room is a generous double with an en suite shower room.

The family bathroom is fitted with a bath with shower over, wash hand basin and WC.

Outside the rear garden is mainly laid to lawn with paved patio and borders. There is gated access to the front on both sides of the house.

To the front the garden is open plan

with driveway parking 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 shops at Main Road, Yapton proceed in a southerly direction along Bilsham Road and take the second turning left into West View Drive, bearing left into Cherry Avenue where the property can be found on the right.

