

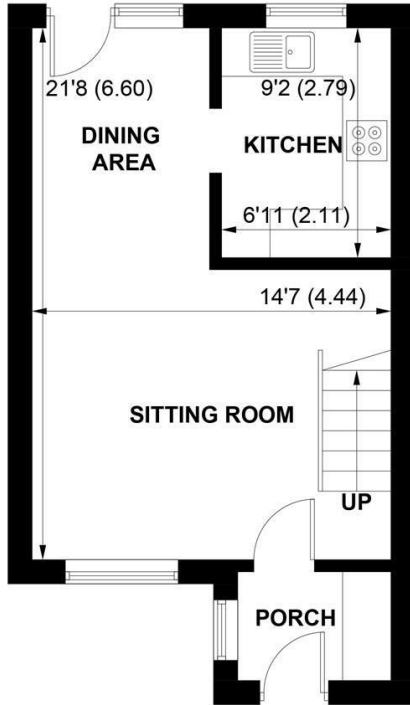
SW

Sims Williams

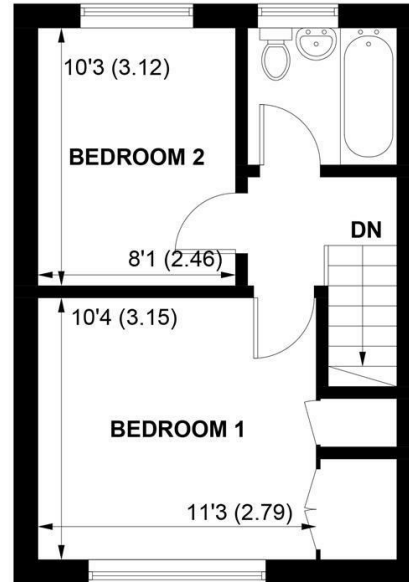


40 THE MILLERS, YAPTON, BN18 0LE





GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 665 SQ FT / 61.8 SQ M

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

£254,500 Freehold

40, THE MILLERS,
YAPTON,
BN18 0LE

- Chain Free
- Mid Terrace House
- Entrance Porch
- Bright Lounge/Diner
- Fitted Kitchen
- 2 Double Bedrooms
- Modern Family Bathroom
- Rear Garden With Patio
- Allocated Parking Space

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = C

Situated in a quiet cul de sac close to the amenities in Yapton village including shops, school and public transport links.

Accommodation comprises entrance porch with door leading into the bright lounge/diner with stairs to the first floor and door from the dining area out to the garden.

The kitchen is fitted with a range of units with space for appliances.

The bathroom has been refitted with a modern white suite of bath with shower over, wash basin and WC.

Outside the rear garden is mainly laid to lawn with paved patio area and garden shed. There is a rear access gate leading to the allocated parking space. To the front the garden is open plan and there is ample on road parking also available.

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 along Burndell Road turning right at the mini roundabout into Bilsham Road. Take the 2nd right into Mill View Road, and right again at the end of the road into The Millers where the house will be found on the left hand side.

