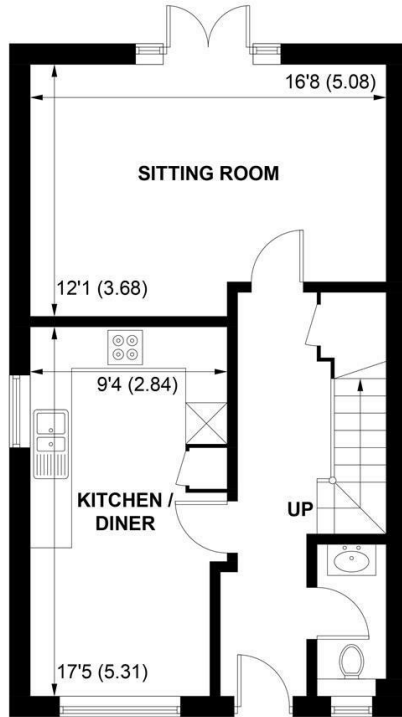


The logo for Sims Williams, featuring the letters 'SW' in a stylized, cursive font.

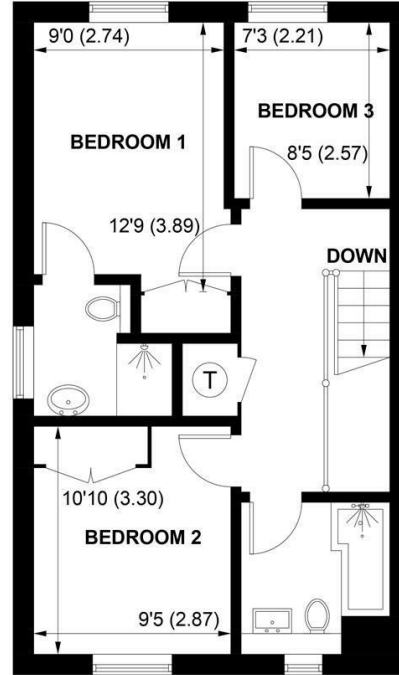
Sims Williams



16 CHARLES SQUARE, CINDERS LANE, YAPTON, WEST SUSSEX, BN18 0XJ



**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1018 SQ FT / 94.6 SQ M**

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

# £360,000 Freehold

16, CHARLES SQUARE,  
CINDERS LANE, YAPTON,  
WEST SUSSEX, BN18 0XJ

- Semi-Detached House
- Sitting Room With French Doors
- Spacious Kitchen/Dining Room
- Ground Floor Cloakroom
- Main Bedroom With En-Suite
- 2 Further Bedrooms
- Family Bathroom
- Rear Garden With Patio Area
- Tandem Style Parking For 2 Cars

## EPC RATING

Current = C  
Potential = B

## COUNCIL TAX BAND

Band = D

A modern semi-detached house built by Crayfern Homes in 2021, situated in a popular location in Yapton.

The accommodation comprises entrance hall with tiled flooring, cloakroom and stairs to the first floor.

There is a kitchen/diner which is fitted with a good range of modern fitted units with integrated appliance and having ample space for dining table and chairs.

The good size sitting room features a wood panelled wall to one side and French doors opening onto the rear garden.

On the first floor there are 3 bedrooms, 2 of which are doubles, both with built in wardrobes and the main bedroom having an en-suite shower room.

The family bathroom consists of a modern fitted suite comprising an L shaped shower/bath with shower screen to side, vanity wash basin and WC.

Outside the rear garden is enclosed by fencing, being mainly laid to lawn

with a paved patio area and a side access gate.

To the front there is a low maintenance open plan garden with driveway to side providing tandem style parking spaces for two vehicles. There is also ample visitors parking spaces and electric car charging points.

### 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 mini roundabout at the top of Bilsham Road, head south turning left into Cinders Lane. The property will be found towards the rear of the development on the left hand side.



