

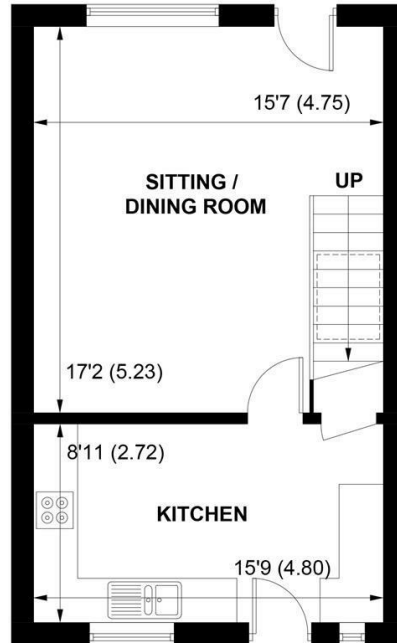


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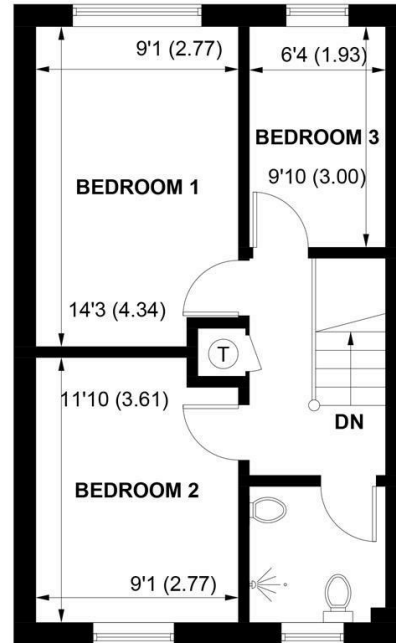
Sims Williams

Sw  
Sims Williams  
**For Sale**  
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4 MUSTANG CLOSE, FORD, WEST SUSSEX, BN18 0TF



**GROUND FLOOR**



**FIRST FLOOR**

APPROXIMATE GROSS INTERNAL AREA = 830 SQ FT / 77.1 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©  
Produced for Sims Williams

# £259,950 Freehold

## 4, MUSTANG CLOSE, FORD, WEST SUSSEX, BN18 0TF

- Semi Detached House
- Cul De Sac Location
- Lounge/Dining Room
- Fitted Kitchen
- 3 Bedrooms
- Family Bathroom
- Low Maintenance Gardens
- Garage & Parking
- No Chain

### EPC RATING

Current = D  
Potential = B

### COUNCIL TAX BAND

Band = C

Situated in a popular location being accessible to schools, shops and public transport. This semi detached house is located in a quiet cul de sac and would be ideal for a young family.

The property provides bright accommodation which comprises lounge/dining room with staircase to the first floor and doors opening onto the gardens.

The kitchen is fitted with a range of pine fronted units and has an integrated oven, hob and extractor. There is also space and plumbing for a washing machine and dishwasher together with space for fridge freezer.

On the first floor there are 3 good size bedrooms and a tiled family wet room with wash hand basin and WC.

Outside, the low maintenance rear garden provides an area of patio which steps up to a further hard landscaped area with borders. Gate access to side.

There is a garage in a compound and there is also off road 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 the shops at Main Road, Yapton proceed along Burndell Road towards Climping. Take the 4th turning on the left into Rollaston Park, first left into Johnson Way and forth left into Mustang Close.



Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01243 551368  
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract

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