



SW

Sims Williams

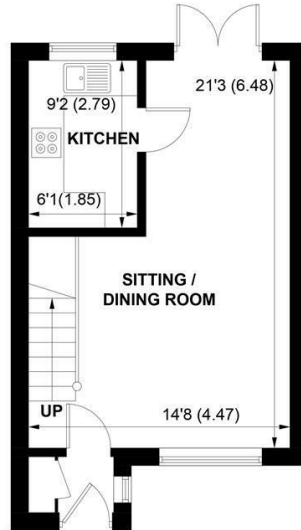
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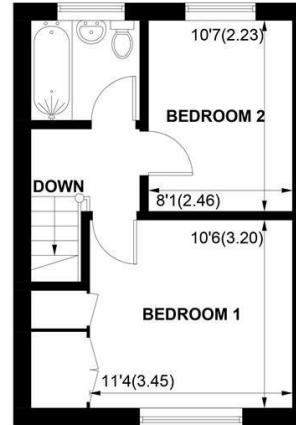
For Sale

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41 THE MILLERS, YAPTON, WEST SUSSEX, BN18 0LE



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 653 SQ FT / 60.7 SQ M

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

Offers Over £265,000 Freehold

41, THE MILLERS, YAPTON, WEST SUSSEX, BN18 0LE

- Chain Free Sale
- Bright & Spacious
- Terraced House
- Modern Kitchen
- Lounge/Dining Room
- 2 Double Bedrooms
- Cloakroom & Bathroom
- Attractive Rear Garden
- 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.

The accommodation comprises entrance porch with cloaks/storage cupboard, further door leading into through lounge/dining room with stairs to first floor and patio doors leading to outside. The dining area provides ample space for table and chairs.

The stylish kitchen comprises high gloss fronted units with space and plumbing for washing machine and slimline dishwasher. There is a further space for fridge/freezer.

On the first floor there are two double bedrooms with built in cupboards to the main. The bathroom has a white suite comprising panelled bath, pedestal wash hand basin and WC.

Outside, to the rear there is a lovely 'cottage style' garden being well established with mature shrubs and colourful planting, with the rest being low maintenance with paved and

gravelled areas for entertaining. There is also a rear access gate leading to an allocated parking space.

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.

