

SW
Sims Williams



2 LOCKS WAY, YAPTON, WEST SUSSEX, BN18 0FY





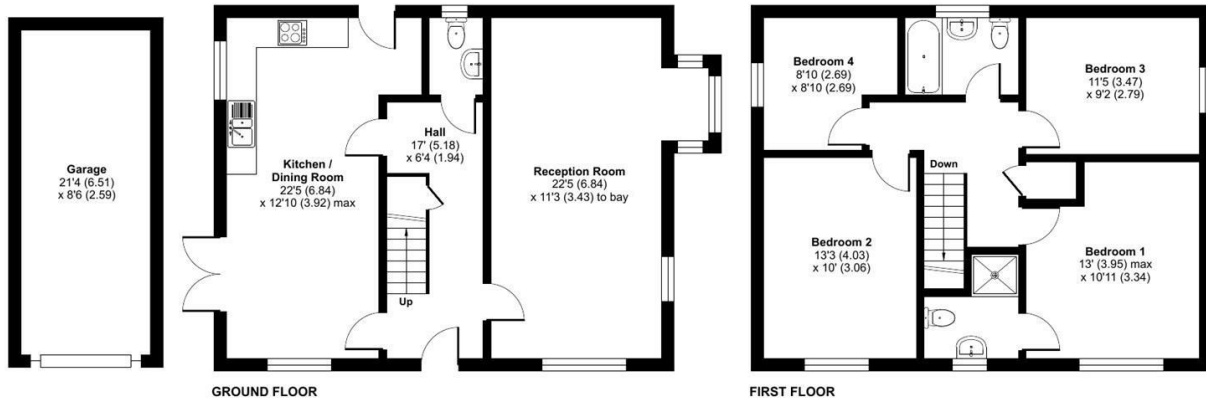
Locks Way, BN18

Approximate Area = 1301 sq ft / 120.8 sq m

Garage = 181 sq ft / 16.8 sq m

Total = 1482 sq ft / 137.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sims Williams. REF: 1163789



WALBERTON OFFICE

5 Maple Parade
Walberton
BN18 0PR

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£465,000 Freehold

2, LOCKS WAY,
YAPTON,
WEST SUSSEX, BN18 0FY

- Detached Family House
- Kitchen/Dining Room
- 22'5 Reception Room
- Cloakroom
- 4 Good Size Bedrooms
- En Suite & Family Bathroom
- Secluded South/East Garden
- Driveway & Garage
- Vendor Suited

EPC RATING

Current = B

Potential = A

COUNCIL TAX BAND

Band = E

A bright and spacious detached family house built in 2016, located in a poplar area of Yapton, close to local amenities.

The ground floor accommodation comprises entrance hall with stairs to 1st floor, cloakroom, kitchen/dining room and large reception room.

The spacious kitchen area is fitted with a good range of units along with space for appliances. There is ample room for dining table and chairs. Door leading out to rear garden with further door leading out to side of the property and garage.

There is a generous size, double aspect reception room with feature bay window.

On the first floor there 4 good size bedrooms with the main having an en suite shower room, there is also a family bathroom suite with panelled bath, wash basin and WC.

Outside the rear garden benefits from having a south/easterly aspect and has been beautifully landscaped with

large patio and lawn area, stocked with attractive plants and established shrubs and trees, along with a summer house, shed and side access gate.

To the front, there is a driveway with off road parking providing 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 east along Burndell Road, taking the 2nd turning on the left into Goodhew Close and bear round to the left, turning right into Navigation Drive, Locks Way is the 3rd turning on the right hand side where the property can be found.

