

SW

Sims Williams

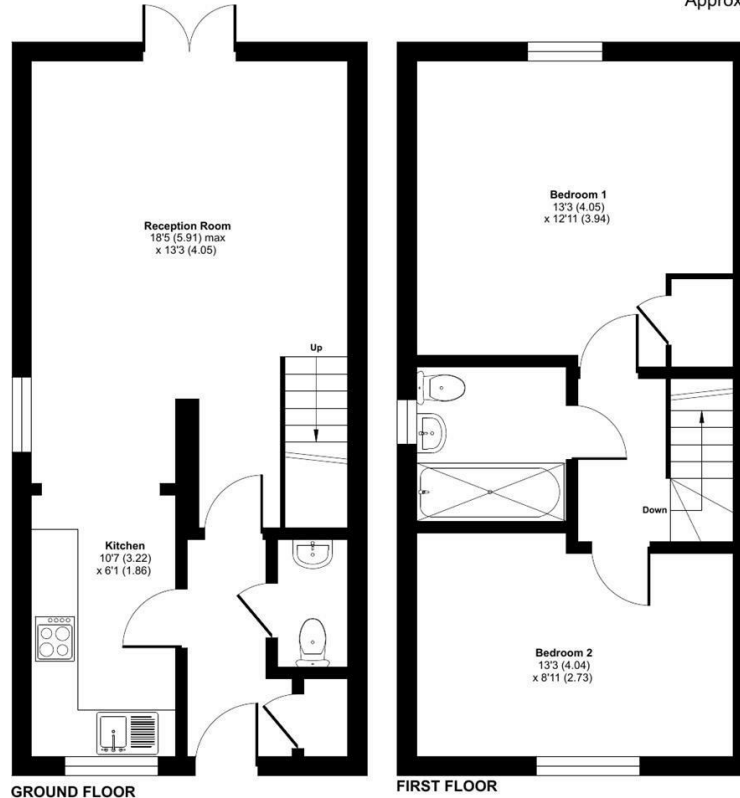


5 THE STEDDLES, NORTH END ROAD, YAPTON, BN18 0UA



Approximate Area = 786 sq ft / 73 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). © nichcom 2024. Produced for Sims Williams. REF: 1162622



**WALBERTON OFFICE**

5 Maple Parade  
Walberton  
BN18 0PR

Tel 01243 551368  
walberton@simswilliams.co.uk  
simswilliams.co.uk

# £325,000 Freehold

## 5, THE STEDDLES, NORTH END ROAD, YAPTON, BN18 0UA

- Small Development of 11 Homes
- Semi-Detached House
- Built By Pallant Homes
- Underfloor Heating to the Ground Floor
- Living Room with French Doors onto The Garden
- 2 Double Bedrooms
- Contemporary ROCA Sanitary Ware
- Off Road Parking / Electric Vehicle Charging Point
- Remainder of 10 Year Structural Warranty

### EPC RATING

Current = B

Potential = A

### COUNCIL TAX BAND

Band = C

A very well presented, bright and spacious semi-detached house, within a small development of 11 properties built by Pallant Homes. The property is conveniently located in the village of Yapton, close to amenities

This style of property was The Amberley design, with accommodation comprising underfloor heating to the ground floor, entrance hall, cloakroom, kitchen and an open plan dining and living area with French doors opening out onto the rear garden.

The kitchen is fitted with stylish, high quality units by Paula Rosa Manhattan, along with integrated appliances which include 4 ring gas hob with extractor over, fan oven, dishwasher, fridge/freezer and washing machine.

There are two double bedrooms on the first floor with bedroom one having a built in cupboard. The bathroom is fitted with contemporary white ROCA sanitary ware and ceramic floor tiles.

Outside, the westerly rear garden is enclosed by fencing, being mainly laid to lawn with patio area, side access gate and a bike storage shed. To the front, the garden is open with lawn areas and pathway. Driveway to side with parking for two vehicles and electric vehicle charging point.

\* Communal Areas, a management company will manage the communal areas, open space communal landscaping and private road etc. Annual fees are approximately £488 p/a.

### 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 in Yapton village, proceed towards Barnham, upon approaching the 2nd mini roundabout, take the 2nd exit into North End Road, towards Walberton. The Steddles can be found just along from Yapton school, on your left hand side.

