

SW

Sims Williams



25 MILL VIEW ROAD, YAPTON, WEST SUSSEX, BN18 0JL





Approximate Area = 1663 sq ft / 154.4 sq m
Limited Use Area(s) = 8 sq ft / 0.7 sq m
Garage = 141 sq ft / 13 sq m
Outbuilding = 272 sq ft / 25.2 sq m
Total = 2084 sq ft / 193.3 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sims Williams. REF: 1168382



WALBERTON OFFICE

5 Maple Parade
Walberton
BN18 0PR

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

£625,000 Freehold

25, MILL VIEW ROAD,
YAPTON,
WEST SUSSEX, BN18 0JL

- Spacious Detached Family Home
- Annexe Potential
- Stylishly Presented Throughout
- Excellent Living Space
- 4 Double Bedrooms
- Family Bathroom & 2 Shower Rooms
- Landscaped Gardens. Integral Garage
- Under-floor Heating Throughout
- No Chain

EPC RATING

Current = B
Potential = A

COUNCIL TAX BAND

Band = E

A unique stunning, newly built, traditional style detached family house on a single plot, which offers versatile accommodation, situated on the outskirts of Yapton village.

The ground floor accommodation comprises entrance hall with stairs to the first floor, study/occasional bedroom/snug, living room, kitchen/diner, utility and cloakroom with access to integral garage.

The spacious living room benefits from being dual aspect with a feature modern wood-burning stove.

The kitchen/diner has been fitted with an excellent range of stylish units with Quartz worktops, integrated appliances, space an American style fridge/freezer, a large island unit, ample space for dining table and chairs and double doors leading to outside.

On the 1st floor there are four double bedrooms, all of which have built in wardrobes. The main bedroom benefitting from having a modern en suite shower room.

The large family bathroom is fully tiled and fitted with a modern white suite comprising bath, separate double shower enclosure, vanity wash hand basin and WC.

Outside the rear garden has been stylishly

landscaped with a large patio terrace and oak-framed gazebo suitable for alfresco dining and entertaining.

There is also a large studio with annexe potential which is divided into 3-parts with larger main room area having bi-fold doors leading to outside, a modern shower room with wash basin and wc and a storage room which has potential for a kitchenette area.

To the front it has been attractively landscaped to compliment the stylish home with tiled frontage, inset plant areas with shingle surround and electric gates providing access to driveway and integral garage having electric door.

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 take the 2nd exit at the mini roundabout into Bilsham Road. Mill View Road is the 2nd turning on the right. Just past Gladstone Road, the property can be found on the left hand side.

