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Sims Williams

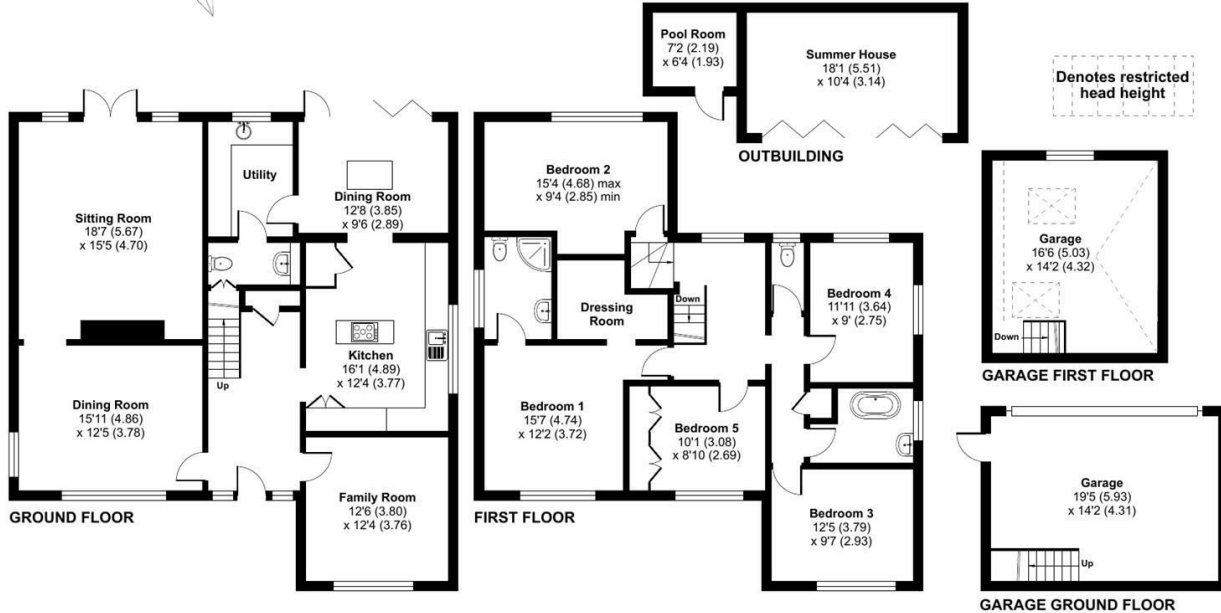


23 PARK ROAD, YAPTON, WEST SUSSEX, BN18 0JE



Approximate Area = 2280 sq ft / 211.8 sq m  
 Limited Use Area(s) = 58 sq ft / 5.3 sq m  
 Garage = 451 sq ft / 41.8 sq m  
 Outbuilding = 231 sq ft / 21.4 sq m  
 Total = 3020 sq ft / 280.5 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). © richcom 2024. Produced for Sims Williams. REF: 1167701



# £750,000 Freehold

23, PARK ROAD,  
YAPTON,  
WEST SUSSEX, BN18 0JE

- Extended Detached House
- 3 Bright Reception Rooms
- Large Kitchen/Breakfast Room
- Utility and Cloakroom
- 5 Good Size Bedrooms
- En Suite and Family Bathroom
- Double Garage & Parking
- Heated Pool & Summer House
- No Chain

## EPC RATING

Current = D  
Potential = C

## COUNCIL TAX BAND

Band = E

Situated at the far end of a popular residential village cul de sac, this extended family house offers bright and spacious accommodation, comprising entrance hall with door to the cloakroom and stairs to the first floor.

The sitting room is a large room with double doors opening onto the rear garden, with a wood-burning stove in an open fireplace which opens to both the sitting room and double aspect dining room. There is a further double aspect family room off the main hallway.

The kitchen/breakfast room is fitted with a good range of cream fronted units with granite work tops, with space for appliances and a large centre island with fitted oven and hob. The breakfast room has tri-fold doors opening to the rear garden and a further door to the adjacent utility room and cloakroom.

On the first floor there are 5 good size bedrooms. The master bedroom benefits from a walk in wardrobe and a modern en suite shower room. Bedrooms 2, 3 and 4 also benefit from built in wardrobes. The family bathroom is fitted with a freestanding bath and wash basin. There is also a separate WC.

Outside, the generous size garden is laid to shaped lawn and borders with a built-in barbecue, large paved patio area, heated swimming pool and a timber summer house with power and light.

To the front of the property there is a double garage with useful office room above with own staircase, having potential as an annexe subject to any necessary consents. There is also ample off road parking on the block paved driveway.

### 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 head east and take the second exit off the mini roundabout into Bilsham Road. Turn immediately left into Park Road and the property can be found on the far left hand side.



