

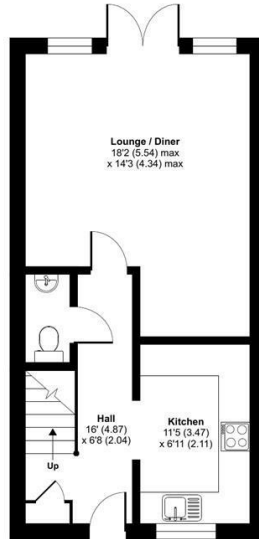


SW
Sims Williams

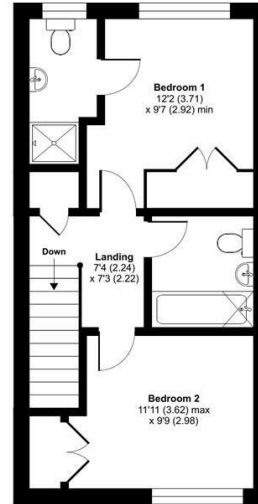
9 NORTHWOOD VIEW, YAPTON, WEST SUSSEX, BN18 0GF

Approximate Area = 864 sq ft / 80.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sims Williams. REF: 1173843



WALBERTON OFFICE

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OIEO

£312,500 Freehold

9, NORTHWOOD VIEW,

YAPTON,

WEST SUSSEX, BN18 0GF

- Mid Terrace House
- Spacious Lounge/Diner
- Kitchen With Integrated Appliances
- Ground Floor Cloakroom
- 2 Double Bedrooms
- En Suite Shower Room
- Family Bathroom
- Two Allocated Spaces
- Vendor Suited

EPC RATING

Current = C

Potential = A

COUNCIL TAX BAND

Band = C

Situated on a Private Estate in Yapton is a beautifully presented terraced house, built by Crayfern Homes in 2020.

Accommodation comprises entrance hall with downstairs cloakroom and stairs to the first floor.

The kitchen is fitted with a good range of gloss units with built in double oven, hob with extractor over, fridge/freezer, dishwasher and space for a further appliance.

The bright and spacious lounge/diner has double doors out to the rear garden.

There is a rear access gate leading to the parking area with two allocated parking spaces. To the front of the property is a front garden and visitors parking.

The property is all electric and benefits from underfloor heating to the ground floor with an ground source heat pump. The Estate is managed by Oyster Estates with a maintenance charge of £401.44 per annum.

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 on Main Road, Yapton, proceed in an easterly direction. At the mini roundabout go straight ahead along Burndell Road and then take the third turning on the right into Abbots Field/Northwood View.

