



ST. MARYS MEADOW | YAPTON | BN18 0EE



- Spacious Detached Family House
- Beautifully Presented
- Two Receptions
- Re-Fitted Kitchen
- Office/Potential Bed 5
- 4 Double Bedrooms
- Ensuite & Family Bathroom
- South Facing Rear Garden
- Double Garage & Driveway

Excellent opportunity to purchase this impressive and well appointed, bright and spacious detached family house, offering versatile accommodation, situated in a quiet cul-de sac location off Church Road, close to amenities.

The accommodation comprises a welcoming entrance/reception hall with stairs to first floor, cloakroom, double aspect sitting room, dining room with bi-fold doors to outside, kitchen and office/bed 5.

The stylish kitchen comprises cream fronted units, work tops with space under for appliances, breakfast bar area with further door leading to outside.

On the first floor there are 4 double bedrooms with the main having an en suite shower room, there is also a large family bathroom with modern suite.

Outside, the feature south facing rear garden has been beautifully landscaped with an extended patio terrace for entertaining, mature shrubs and a variety of well stocked plant borders, pond, vegetable growing beds, lawn areas and attractive timber framed summer house/cabin with power and light. There is a side gate and access into the double garage.

The front is open plan to lawn with attractive plant borders and shrubs. There is also a block paved driveway providing off road parking and access to the double garage.









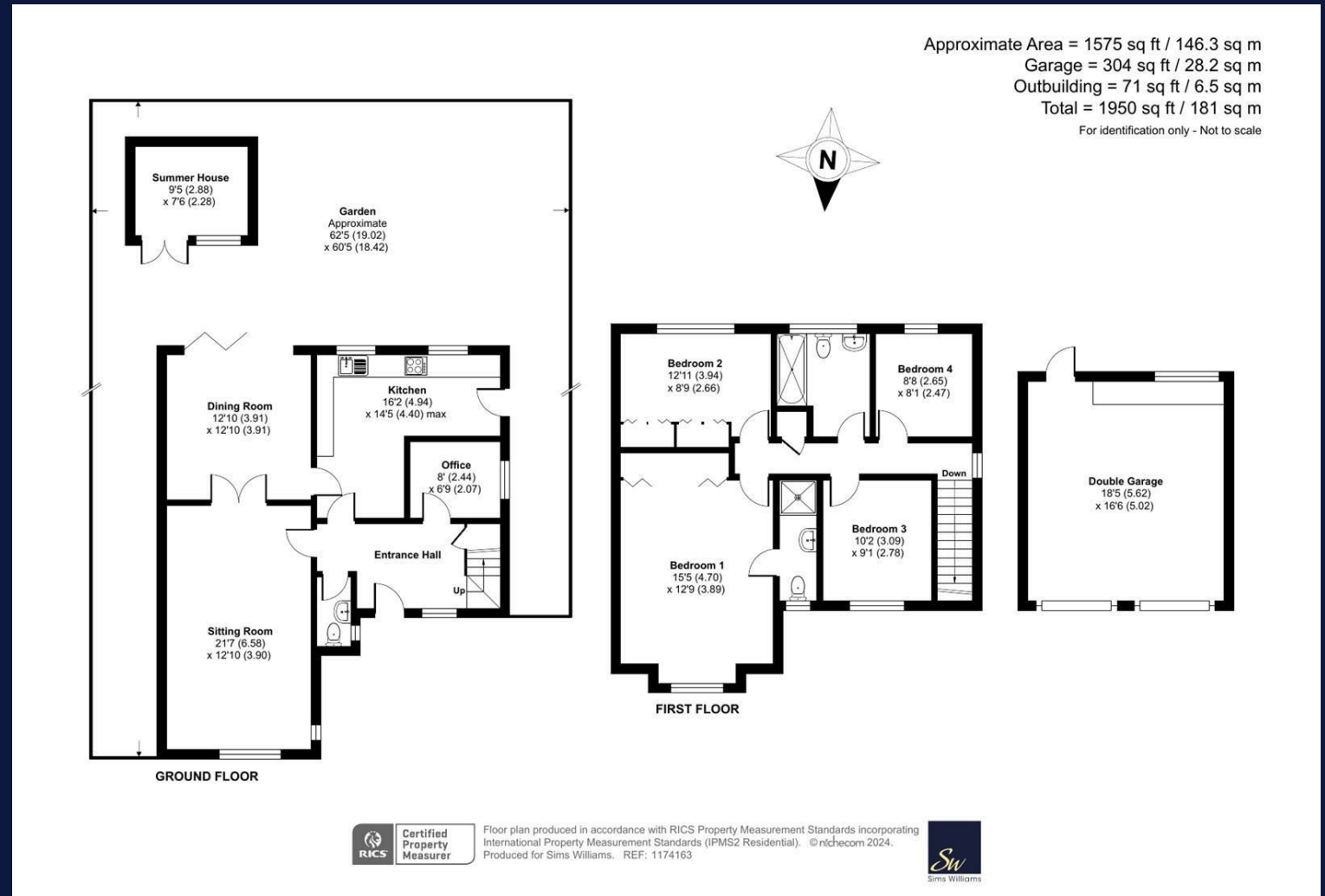




EPC Band - Current - C Potential - B

Council Tax Band F

From the shops at Main Road, Yapton proceed in a westerly direction along Main Road, turning right at the mini roundabout into North End Road. Turn right into Church Lane then first right into St Marys Meadow, bear left at the mini roundabout and the property can be found at the far end.



Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

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.

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