

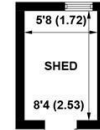
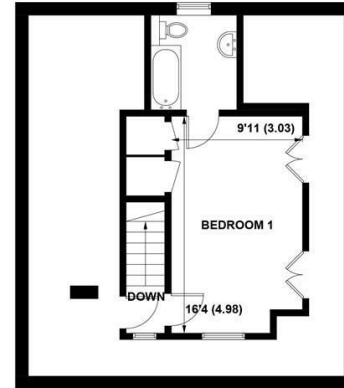
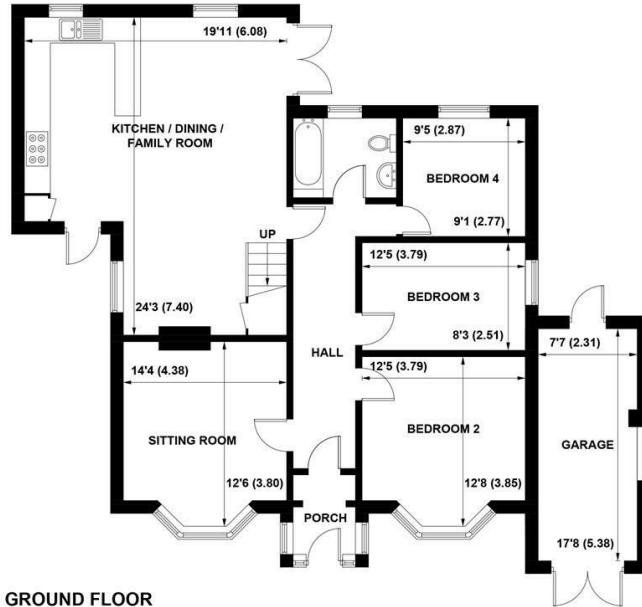
*SW*

Sims Williams



22 PARK DRIVE, YAPTON, WEST SUSSEX, BN18 0JF





(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

**APPROXIMATE GROSS INTERNAL AREA = 1582 SQ FT / 147.0 SQ M**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 ©  
Produced for Sims Williams

# £495,000 Freehold

22, PARK DRIVE,  
YAPTON,  
WEST SUSSEX, BN18 0JF

- Porch Into Hallway
- Sitting Room
- Kitchen/Dining/Family Room
- 3 Ground Floor Bedrooms
- Refitted Bathroom
- First Floor Master Bedroom
- En Suite Shower Room
- West Facing Garden
- Garage & Parking

## EPC RATING

Current = C  
Potential = B

## COUNCIL TAX BAND

Band = E

This spacious extended chalet bungalow is located in a popular residential cul de sac within easy reach of the amenities of Yapton village including shops/post office, school and public transport.

Accommodation briefly comprises entrance porch into hallway and cosy sitting room with bay window and wood block flooring.

The large & bright open plan kitchen/dining/family room has doors out to the garden. The kitchen is fitted with a good range of Shaker style units with space for appliances. There is ample space for dining table & chairs as well as an area for relaxed seating.

There are 3 bedrooms on the ground floor, 2 of which are good size doubles, the larger of which has fitted wardrobes. The 3rd bedroom is currently being used as a study.

The ground floor bathroom has been recently refitted and consists of a white suite of bath with shower over (currently disconnected), wash basin and WC.

The property benefits from new triple glazing throughout, shutters to the front and blinds to the rear.

Stairs lead from the family room to the first floor master bedroom and en suite shower room.

Outside the Westerly rear garden is an excellent size and is mainly to lawn with a paved patio. There are raised vegetable beds, a brick built store along with a timber shed and covered seating area.

To the front is a further area of garden, driveway parking and access to the garage.

## 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 Yapton level crossing proceed South along North End Road turning left at the mini roundabout onto the B2233. Continue past the parade of shops on your right hand side and turn right at the mini roundabout into Bilsham Road. Take the first turning on the left into Park Road and continue round into Park Drive where the property will be found on the right hand side.

