

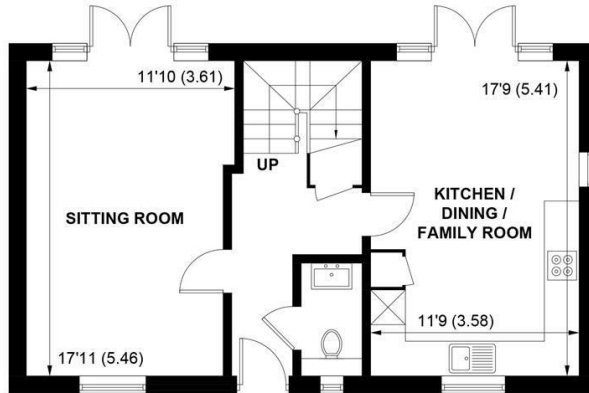
SW

Sims Williams

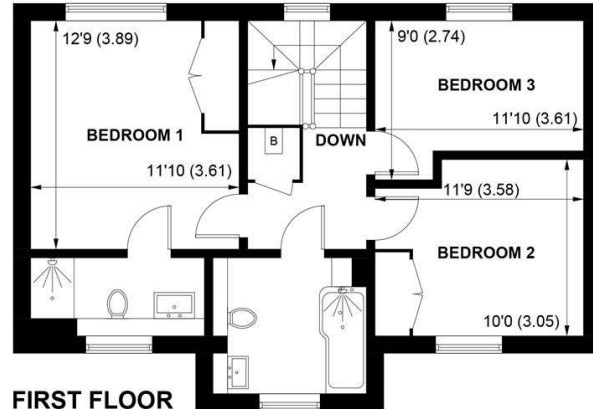


8 SAXON WAY, YAPTON, WEST SUSSEX, BN18 0XH





GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1155 SQ FT / 107.3 SQ M

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams**

Offers Over £410,000 Freehold

8, SAXON WAY,
YAPTON,
WEST SUSSEX, BN18 0XH

- Detached Family House
- Bright & Spacious
- Kitchen/Dining/Family Room
- Sitting Room with French Doors
- Cloakroom with WC
- 3 Good Size Bedrooms
- En-suite to Main & Family Bathroom
- Landscaped Gardens
- Car Port & Ample Parking

EPC RATING

Current = B
Potential = A

COUNCIL TAX BAND

Band = E

A beautifully presented detached house in a small cul de sac of just 10 properties close to the amenities of Yapton village including schools, shops and public transport. Barnham mainline station is just over a mile away.

The ground floor accommodation comprises entrance hall with cloakroom, storage cupboard and stairs to the first floor. There is a good size kitchen/dining/family room and a double aspect sitting room, both having French doors leading to outside.

The kitchen area is fitted with stylish two-tone units having integrated appliances including hob, oven, fridge/freezer, dishwasher and washing machine. In the family area there is ample room for table and chairs and a sofa.

The entrance hall, cloakroom and kitchen/dining/family room all have ceramic tiled flooring and under floor heating.

From the first floor there are 3 good size bedrooms, 2 of which have built-in wardrobes and the main having an en suite shower room.

The family bathroom consists of an L-shaped shower/bath with shower screen, vanity wash basin with storage drawers under and WC.

Outside the westerly rear garden has been beautifully landscaped, being mainly laid to lawn with paved patio areas and mature planting. There is space to the side for a garden shed and a gate providing access to the front.

The front is open plan with lawn and gravel areas, ornamental trees and planting.

There is ample parking including 1 bay of the oak framed car barn to the front of the property.

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 in Yapton village, proceed towards Barnham, upon approaching the 2nd mini roundabout, take the 2nd exit towards Walberton. Saxon Way can be found just along from Yapton school, on your right.

