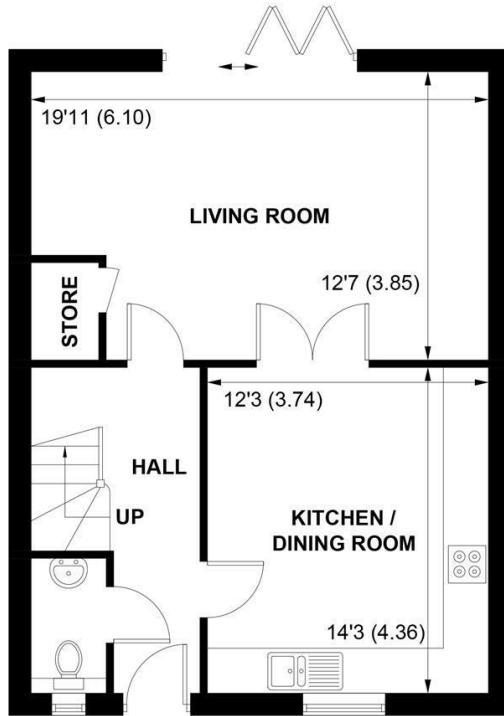


The logo for Sims Williams, featuring the letters 'SW' in a stylized, cursive font.

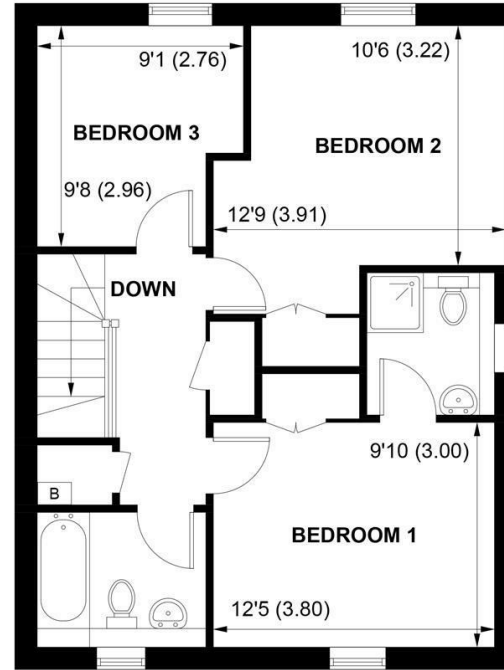
Sims Williams



3 THE STEDDLES, NORTH END ROAD, YAPTON, WEST SUSSEX, BN18 0UA



**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1101 SQ FT / 102.3 SQ M**  
 NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2022 ©  
 Produced for Sims Williams

# £439,000 Freehold

**3, THE STEDDLES,  
NORTH END ROAD,  
YAPTON,  
WEST SUSSEX,  
BN18 0UA**

- Detached Family House
- Current Incentive £1000 Vouchers\*
- Fitted Kitchen and Dining Room
- Good Size Lounge with Bifold Doors Onto Gardens
- Underfloor Heating to Ground Floor
- 3 Bedrooms
- En Suite Shower Room
- 10 Year Structural Guarantee
- Car Barn & Parking

## **PEA RATING**

85 (B)

## **COUNCIL TAX BAND**

Band = New Build

The Steddles is a small collection of 11 properties by Pallant Homes. The Steddles is located in a semi rural location within easy reach of Yapton Village with its range of amenities including schools, post office, shops, village hall overlooking the village green and is less than 2 miles away from Barnham with its mainline station with London and coastal services.

The Chilgrove is a stylish, detached 3 bedroom family home which provides comfortable living accommodation, stylish contemporary kitchen with choice of kitchen units and colours with integrated appliances. The Living room has bifold doors onto the turfed rear garden.

On the first floor there are 3 good sized bedrooms with the master having an en-suite shower room. The bathrooms are fitted with a contemporary white ROCA Sanitary ware and Ceramic tiled floors.

The Chilgrove has a brick and weatherboard finish on all elevations. There is a landscaped front garden, a car barn, off road parking and EVC

point. All new homes are provided with an independent 10 year structural warranty.

Estimated Annual Estate & Service Charge is £488 per property.

### New Homes 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. Images shown may be from previous developments and are just an indication for illustrative purposes only.

### Directions

From the shops in Yapton village, proceed towards Barnham, upon approaching the 2nd mini roundabout, take the 2nd exit towards Walberton. The Steddles can be found just along from Yapton school, on your left.

