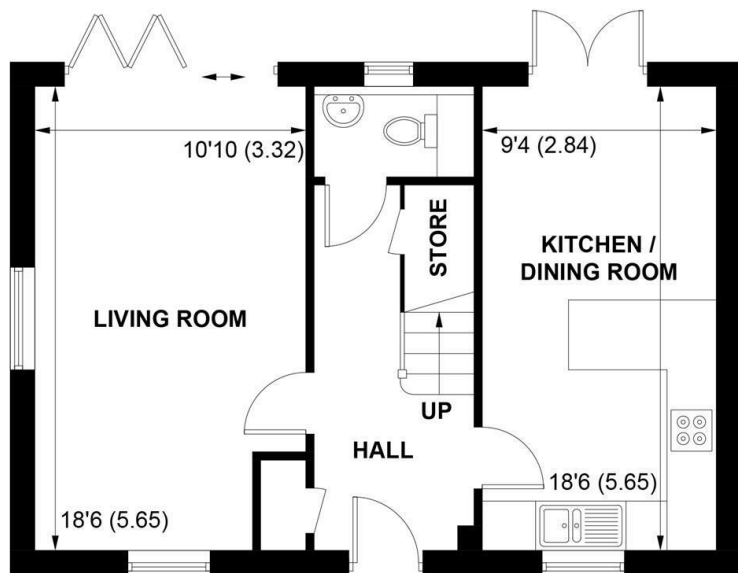


*Sw*

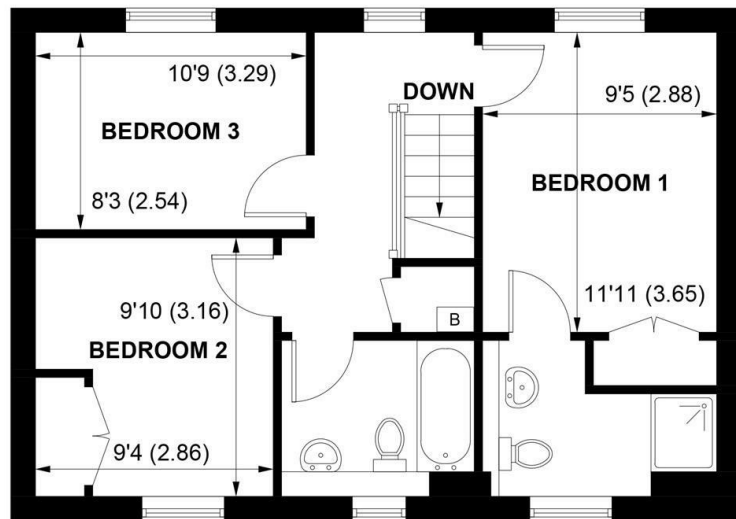
Sims Williams



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



**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1017 SQ FT / 94.5 SQ M**  
**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2022 ©**  
**Produced for Sims Williams**

# £435,000 Freehold

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

- Detached Family House
- Kitchen with Integrated Appliances
- Living Room with Bifold Doors
- 3 Bedrooms
- En Suite Shower Room
- Turfed Rear Garden
- Car Barn and Off Road Parking
- Village Location
- 10 Year Structural Warranty

## PEA RATING

84 (B)

## COUNCIL TAX BAND

Band = New Build

The Steddles is a collection of eleven traditionally built 2,3 and 4 bedroom homes in a small, private cul-de-sac built 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, shops and Community Hall overlooking the Village Green. Less than 2 miles away is Barnham with its mainline station with London and coastal services. The Duncton is a three bedroom detached house.

This family home finished in brick with flint detail provides good living accommodation, stylish contemporary kitchen / diner and downstairs cloakroom and has underfloor heating to the ground floor.

On the first floor there are 3 good sized bedrooms with the master having an en-suite shower room fitted with contemporary white ROCA sanitary ware.

There are landscaped gardens to the front and the rear is fenced and turfed. The Duncton has off road parking, a car barn and Electric Vehicle Charging point.

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. Please note EPC's are predicted.

## 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.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

