

SW

Sims Williams



DOVE COTTAGE, 2A WEST VIEW DRIVE, YAPTON, BN18 0JR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1020 SQ FT / 94.8 SQ M

GARAGE = 170 SQ FT / 15.8 SQ M

TOTAL = 1190 SQ FT / 110.6 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©

Produced for Sims Williams

£395,000 Freehold

**DOVE COTTAGE,
2A, WEST VIEW DRIVE,
YAPTON,
BN18 0JR**

- Detached Bungalow
- In Need of Some Updating
- Good Size Sitting/Dining Room
- Conservatory
- Fitted Kitchen
- Two Double Bedrooms
- Bathroom with Separate Shower
- Gardens & Garage with Driveway
- No Chain Sale

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = D

Detached bungalow located in a quiet residential cul de sac in Yapton.

The accommodation briefly comprises front door leading into L-shaped entrance hall with cloakroom, generous size double aspect sitting room with door leading through to kitchen/breakfast room.

The kitchen is fitted with shaker style units with integrated oven and space above for microwave oven, hob with extractor over and further space for appliances. There is a further door leading through to conservatory and outside.

There are 2 good size double bedrooms both with built-in wardrobes.

The bathroom is fitted with a coloured suite comprising panelled bath, separate shower enclosure, wash hand basin and WC.

Outside, the rear garden is mainly laid to lawn with mature shrub and plant borders, patio areas, garden shed and door leading into garage.

To the front there is a lawn area with hedge borders, driveway to side providing access to 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 shops at Main Road, Yapton take the second exit off the mini roundabout into Bilsham Road. Take the 2nd turning on the left into West View Drive and the property is on the left hand side.

