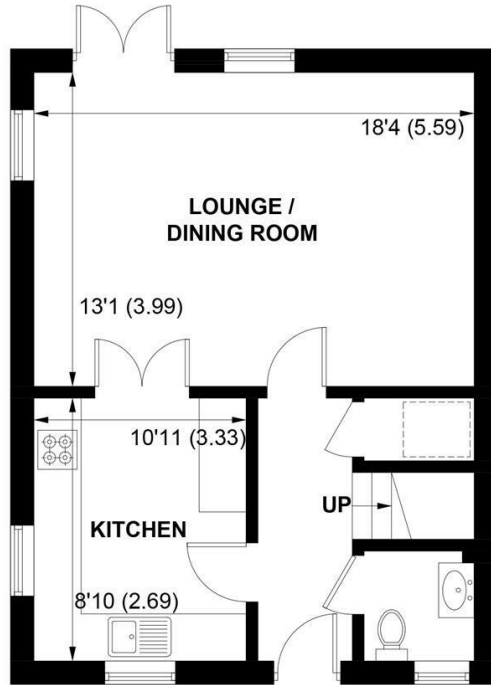
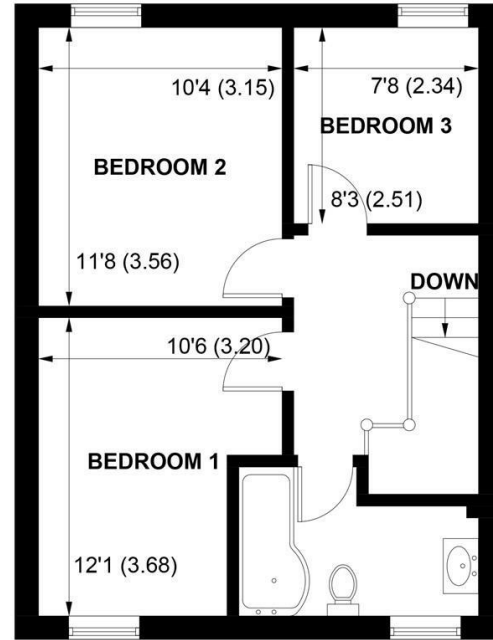




 = Reduced headroom below 1.5m / 5'0



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 907 SQ FT / 84.3 SQ M
 NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 ©
 Produced for Sims Williams

£350,000 Freehold

**1, MEADOWSWEET VIEW,
YAPTON,
BN18 0XN**

- Gated Development
- Beautifully Presented
- Lounge/Dining Room
- Fitted Kitchen with Appliances
- Ground Floor Cloakroom
- 3 Good Size Bedrooms
- Family Bathroom
- Lawned Rear Gardens
- Garage and Parking

EPC RATING

Current = B
Potential = A

COUNCIL TAX BAND

Band = D

This exclusive gated development is situated in the popular village of Yapton, just 6 miles from the stunning South Downs National Park and the scenic south coast.

The village has a thriving community with convenience and local store and services, a primary school, village hall and pub, and it's only a short drive to the historic market town of Arundel.

Accommodation comprises entrance hall with downstairs cloakroom and stairs to the first floor.

The kitchen is fitted with a good range of gloss units and wooden worktops with built in oven, hob with extractor over, fridge/freezer, dishwasher and washing machine.

Upstairs there are three bedrooms two of which are doubles with one having built in wardrobes. There is a family bathroom suite comprising bath, shower attachment, shower screen, vanity unit and WC .

Outside the rear garden has been landscaped with paved patio, lawn,

raised beds and a garden shed with additional storage area. The property benefits from a garage and allocated parking.

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 convenience stores in Yapton village centre, head south along Burndell Road. The development can be found on your right.

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

