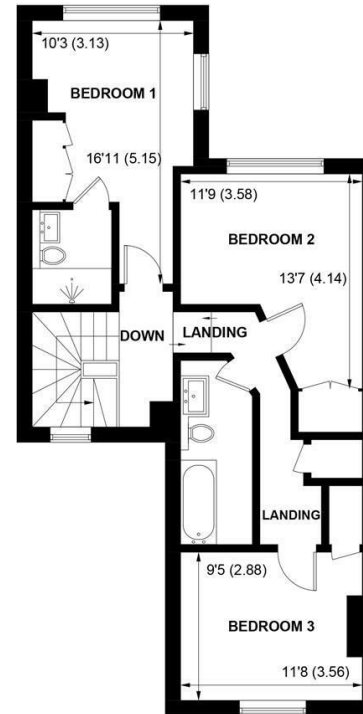


GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1338 SQ FT / 124.3 SQ M

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

# £495,000 Freehold

THE NUTSHELL, BILSHAM ROAD,  
YAPTON,  
SUSSEX, BN18 0JN

- Detached Character Family Home
- Sitting Room with Wood-Burning Stove
- Family Room with Feature Fireplace
- Modern Fitted Kitchen with Dining Area
- Three Double Bedrooms
- En Suite to Main Bedroom
- Modern Family Bathroom
- Landscaped Rear Garden
- Off Road Parking

## EPC RATING

Current = D  
Potential = C

## COUNCIL TAX BAND

Band = D

The Nutshell is a bright and spacious 17th century detached family house, which is beautifully presented throughout, located on the edge of Yapton village and within walking distance of the local shops.

The accommodation comprises entrance porch leading into entrance hall with utility and under-stairs storage cupboards and stairs to 1st floor. Door leading into spacious family kitchen/ dining room being double aspect with door leading to outside.

The stylish kitchen is fitted with two-tone high gloss fronted units with integrated appliances including gas hob with extractor over, double oven, fridge/freezer, wine fridge, dishwasher and washing machine. There is ample space for table and chairs.

The sitting room is accessed via double doors from the kitchen/dining area and features a log burning stove. There is also a family room being double aspect with feature brick-built fireplace and having large glazed window overlooking the rear garden.

From the first floor split-level landing there is the main double bedroom with built-in cupboards and en-suite shower room. There are also 2 further double bedrooms and a good size modern family bathroom suite.

Outside the rear garden has been thoughtfully landscaped being split-level with a good size patio area for entertaining/alfresco dining with inset lighting, a variety of mature shrubs and plants, storage shed and access to side with gate.

There is off-road parking at 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 mini roundabout at the top of Bilsham Road head south, the property will be found a short way down on the left hand side.

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



