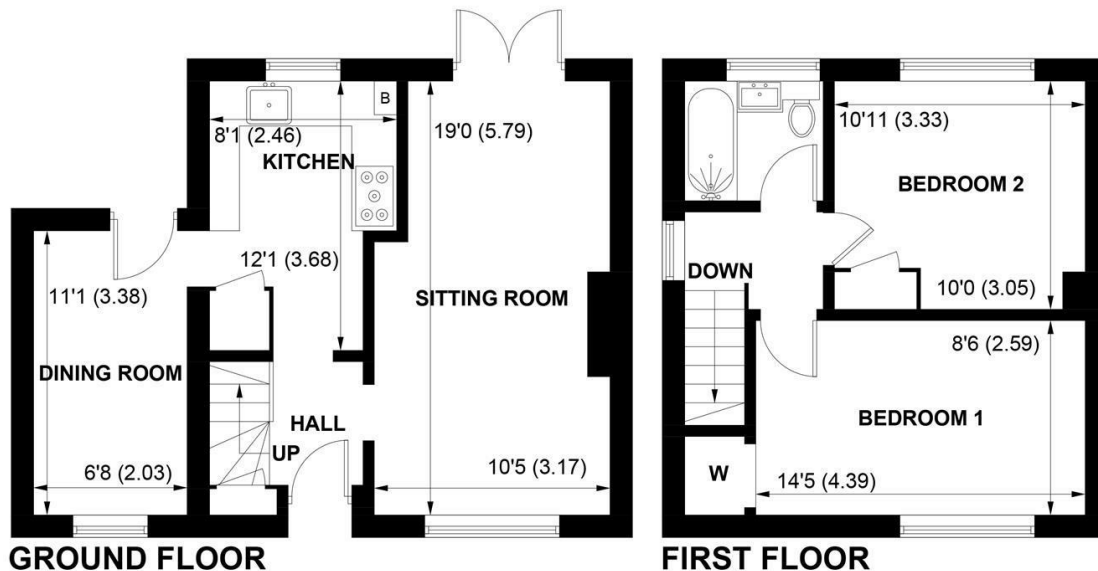


SW

Sims Williams



16 FOUNDRY ROAD, YAPTON, BN18 0HF



APPROXIMATE GROSS INTERNAL AREA = 763 SQ FT / 70.9 SQ M

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

Produced for Sims Williams

WALBERTON OFFICE

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Offers Over £295,000 Freehold

16, FOUNDRY ROAD,
YAPTON,
BN18 0HF

- Spacious Semi-Detached House
- Two Reception Rooms
- Cottage Style Kitchen
- Two Double Bedrooms
- Family Bathroom
- Landscaped Rear Garden
- South Facing
- Beautifully Present Throughout
- Internal Viewing Recommended

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = B

A beautifully presented, spacious semi-detached house, located in a popular area of Yapton, close to amenities.

The ground floor accommodation comprises entrance hall with stairs leading to 1st floor, kitchen, dining room and a good size sitting room being double aspect with patio doors leading to outside.

The kitchen is fitted with wood fronted shaker style units, butler sink, range style cooker, tiled splash backs, integrated slimline dishwasher, space and plumbing for washing machine, pantry cupboard and an opening leading through to:-

The dining area with ample space for table and chairs and having further door leading to outside.

From the first floor, there are two good size double bedrooms, both with built-in cupboard space. There is a family bathroom with a modern white suite comprising panelled bath, wash basin and wc.

Outside the landscaped rear garden benefits from being south facing with mature shrubs and plant borders, decked area for entertaining/alfresco dining, raised vegetable beds, lawn and gravelled areas, 2 storage sheds and side access gate.

From the front it is mainly laid to lawn with mature shrubs.

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 Yapton village, head towards Barnham taking the first left into Canal Road and first left into Foundry Road. The property will be found on the right-hand side.

