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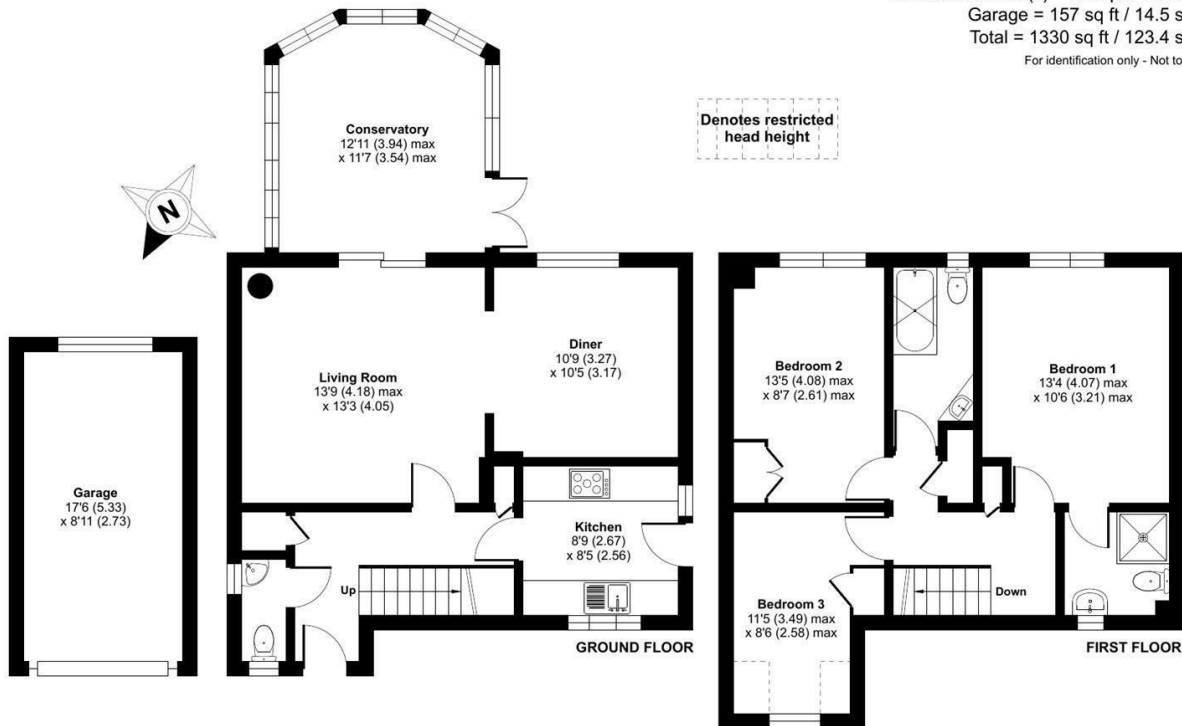
SIMPLE WILLIAMS



4 THE POPLARS, YAPTON, WEST SUSSEX, BN18 0EQ

Approximate Area = 1160 sq ft / 107.7 sq m
 Limited Use Area(s) = 13 sq ft / 1.2 sq m
 Garage = 157 sq ft / 14.5 sq m
 Total = 1330 sq ft / 123.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2025. Produced for Sims Williams. REF: 1227972



WALBERTON OFFICE

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 Walberton
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£390,000 Freehold

4, THE POPLARS, YAPTON, WEST SUSSEX, BN18 0EQ

- Quiet Cul De Sac Location
- Kitchen & Separate Dining Room
- Living Room With Multi Fuel Stove
- Conservatory Onto Garden
- Ground Floor Cloakroom
- 3 Good Size Bedrooms
- En Suite & Family Bathroom
- Beautiful Part Walled Garden
- Garage & Driveway Parking

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = E

This well presented family house is situated in a quiet cul de sac off, arguably, the best road in Yapton, within walking distance of the local amenities including school, shops, public transport and doctors surgery. These houses are rarely come to market.

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

The kitchen is fitted with modern units and has space for range cooker with hood over, fridge/freezer and further appliances. There is a side door with covered porch leading to the driveway.

The good size living room is fitted with a multi fuel stove and has sliding doors into the conservatory which in turn opens onto the garden.

An archway leads into the separate dining room with picture window overlooking the garden and serving hatch to the kitchen.

Upstairs there are three good size bedrooms, the principle bedroom having an en suite shower room fitted with coloured suite.

The family bathroom has been refitted with a modern white suite of bath with shower over, wash basin in vanity unit and WC and has underfloor heating.

Outside the beautiful Southerly rear garden is a particular feature being part walled with paved patio, lawn, mature shrubs and planting, greenhouse, shed and pond. There is a gate leading to the driveway with access to the 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 Yapton level crossing head South along North End Road. Take a left turn into Church Lane and continue past St Mary's Church, then take the second turning on the right into The Poplars. The house will be found on the left hand side.

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

