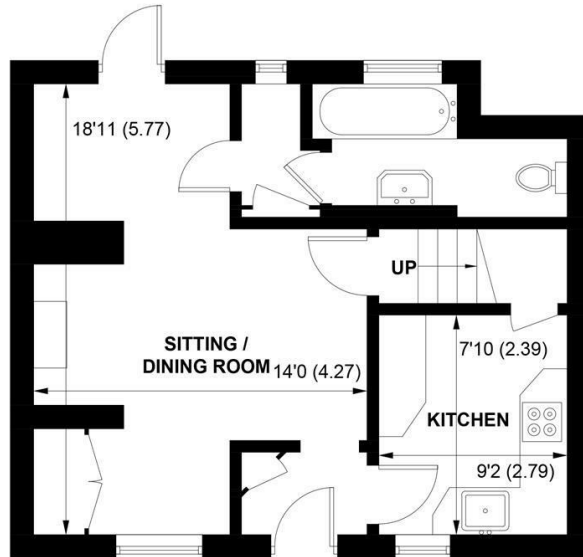
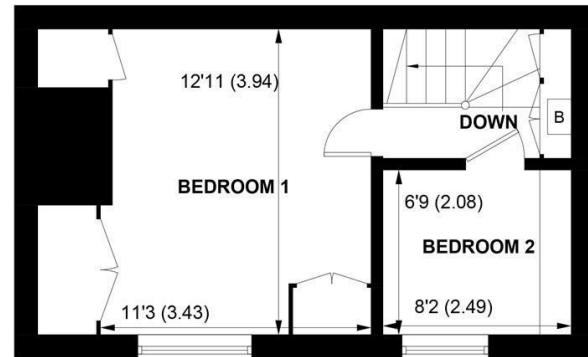




TWELFTH OF NEVER, CHURCH LANE, YAPTON, SUSSEX, BN18 0EH



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 710 SQ FT / 66 SQ M

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

£375,000 Freehold

TWELFTH OF NEVER,
CHURCH LANE,
YAPTON,
BN18 0EH

- Grade II Listed Cottage
- Beautifully Presented
- Lounge/Diner With Woodburner
- Oak Flooring
- Modern Fitted Kitchen
- 2 Bedrooms
- Bathroom With Utility Area
- South Facing Cottage Garden
- Detached Garage/Store

COUNCIL TAX BAND

Band = D

Situated in the Conservation Area of Yapton village within easy reach of the local amenities including shops, school and public transport.

Accommodation comprises entrance hall leading to the lounge/diner with oak flooring and Inglenook fireplace with wood burning stove. The dining area has a glazed door out to the garden.

The kitchen is fitted with a good range of units with integrated appliances including oven, hob and extractor over.

The ground floor bathroom is fitted with a modern white suite of bath with shower over, wash basin and WC. There is a utility area with plumbing for washing machine.

On the first floor there are 2 bedrooms. The main bedroom is a good size double room with large built in wardrobes. Bedroom 2 is a single room with useful storage shelves. There is further storage on the landing.

Outside the southerly garden has a

pretty gravelled courtyard area leading to a more traditional cottage garden with pathway to the detached garage/store. To the front there are flower borders with climbing roses.

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 proceed west and turn right at the mini roundabout into North End Road. Turn right into Church Lane and the property will be found on the right hand side.

