

The logo consists of the letters 'SW' in a stylized, cursive, gold-colored font, set against a dark blue square background.

Sims Williams



7 MEDWAY COTTAGES, BILSHAM ROAD, YAPTON, SUSSEX, BN18 0JW



APPROXIMATE GROSS INTERNAL AREA = 999 SQ FT / 92.8 SQ M

STUDIO / SUMMER HOUSE = 196 SQ FT / 18.2 SQ M

TOTAL = 1168 SQ FT / 111.0 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©

Produced for Sims Williams

£339,000 Freehold

**7, MEDWAY COTTAGES,
BILSHAM ROAD, YAPTON,
SUSSEX, BN18 0JW**

- Mid Terrace Period Cottage
- Spacious Accommodation
- Lounge/Diner With Woodburner
- Refitted Kitchen
- Separate Utility/Shower Room
- 3 Good Bedrooms
- Family Bathroom
- Large Studio/Summerhouse
- Lovely Mature Garden

EPC RATING

Current = C

Potential = B

COUNCIL TAX BAND

Band = C

Situated within walking distance of the Yapton village centre this period cottage offers bright and spacious accommodation with a generous garden.

Accommodation comprises entrance hall with stairs to the first floor, and bright double aspect through lounge/dining room with log burner.

The kitchen has been refitted with a range of Shaker style units with built in appliances and a door to the garden. There is also a good size cloakroom with shower cubicle, wash basin and WC with space and plumbing for washing machine/tumble dryer.

On the first floor there are 3 bedrooms, 2 of which are doubles. The generous main bedroom has a period fireplace. The bathroom is fitted with a white suite comprising panel bath with shower over, wash basin and WC.

Outside, the gardens are a good size, mainly laid to lawn with a paved patio and a pond. There is a large sunny decked area in front of the studio with power and light that would make an

excellent office or summerhouse. The front garden is enclosed with low hedging and path to the front door. There is potential to create off road parking, subject to the necessary consents.

Disclaimer

As the sellers 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 turn right at the mini roundabout into Bilsham Road. The property can be found on the left.

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

