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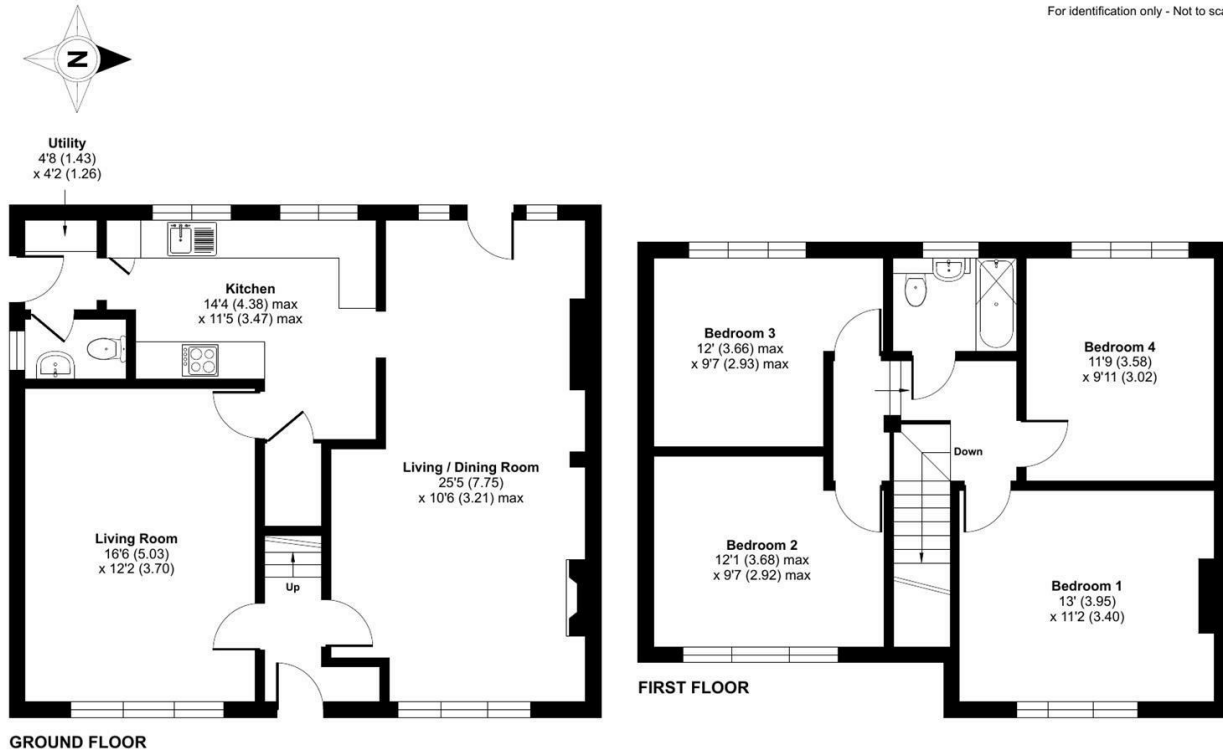
Sims Williams



NEWLANDS, YAPTON LANE, WALBERTON, BN18 0AN

Approximate Area = 1393 sq ft / 129.4 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: 1238135



WALBERTON OFFICE

5 Maple Parade
Walberton
BN18 0PR

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£425,000 Freehold

NEWLANDS, YAPTON LANE,
WALBERTON,
BN18 0AN

- Extended Family House
- Lounge/Dining Room
- Separate Family Room
- Fitted Kitchen/Breakfast Room
- Utility Room & WC
- 4 Good Size Bedrooms
- Family Bathroom
- Westerly Rear Garden
- Off Road Parking

EPC RATING

Current = D
Potential = C

COUNCIL TAX BAND

Band = E

Newlands is an extended semi detached house situated on the outskirts of the village but within easy reach of amenities.

Accommodation comprises entrance hall with stairs to the first floor.

Large through lounge/diner with fireplace and door out to the garden. Good size second reception room.

The kitchen/breakfast room is fitted with a range of units with built in appliances. There is a separate utility room with door to the outside and a ground floor WC.

Upstairs there are 4 good size bedrooms and a family bathroom which is fitted with a white suite of bath with shower over, wash basin and WC.

Outside the rear garden is mainly to lawn with paved patio, and to the front there is ample driveway parking.

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 Arundel take the A27 heading West. Turn left onto the B2132 towards Yapton. Go past the new Avisford Grange development on your right, and the house will be found on the right .

