



Bramley Yapton Lane, Walberton BN18 0AR

OIEO £500,000 Freehold



3 Bedrooms



2 Bathroom



1 Reception Rooms



Sims Williams

Key Features

- Detached Bungalow
- Immaculate Order Throughout
- Good Size Living/Dining Room
- Modern Fitted Kitchen
- Separate Utility Room
- Three Double Bedrooms
- En suite to Main
- Modern Family Bathroom
- West Facing Rear Garden
- Driveway & Extended Garage

EPC Rating

Current = D

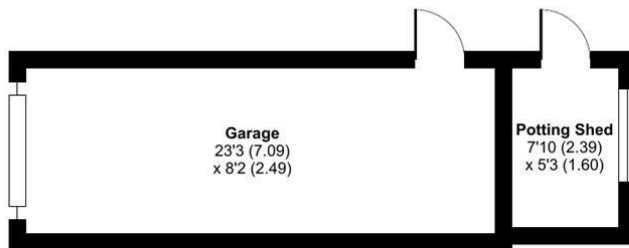
Potential = C

Council Tax Band

Band = E

Tenure - Freehold





GARAGE / OUTBUILDING

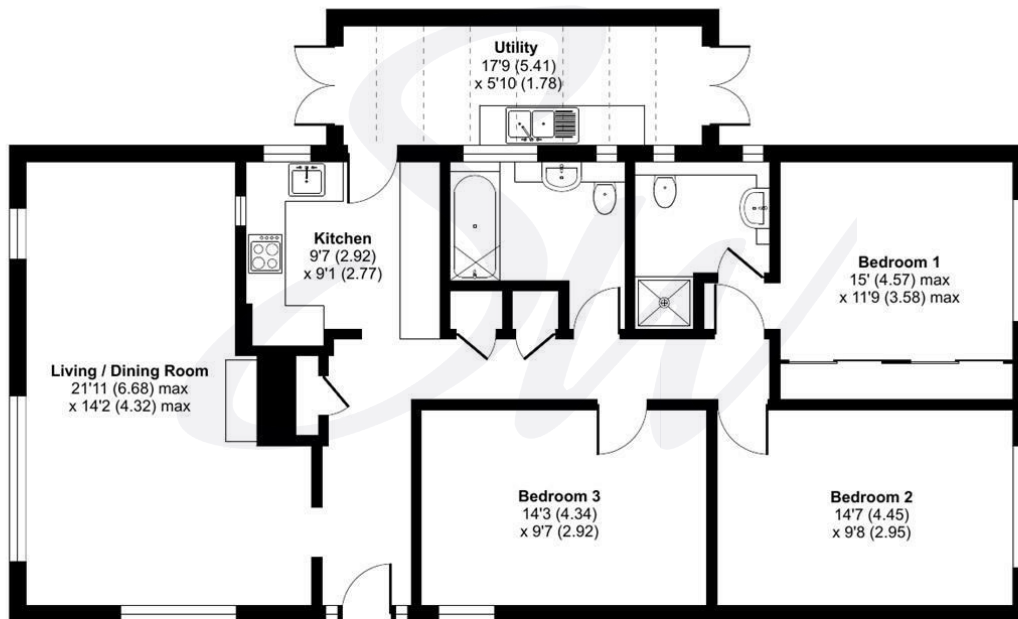
Approximate Area = 1188 sq ft / 110.3 sq m

Garage = 191 sq ft / 17.7 sq m

Outbuilding = 42 sq ft / 3.9 sq m

Total = 1421 sq ft / 131.9 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025.
Produced for Sims Williams. REF: 1239589





simswilliams.co.uk

CHICHESTER

8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

chichester@simswilliams.co.uk

WALBERTON

5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

walberton@simswilliams.co.uk

ARUNDEL

8a High Street

Sales 01903 885678

Lettings 01903 881133

arundel@simswilliams.co.uk

BOGNOR REGIS

46 High Street

Sales 01243 862626

Lettings 01243 836055

bognor-regis@simswilliams.co.uk

Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 551368. These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract.