



1 Brambling Close, Yapton BN18 0RY

£475,000 Freehold



4 Bedrooms



2 Bathrooms



2 Reception Rooms

Sw

Sims Williams

Key Features

- Detached Family Home
- 4 Bedrooms
- Spacious Living Room
- Kitchen/Diner
- Utility & Downstairs Cloakroom
- En Suite & Dressing Area to Bedroom 1
- South Facing Rear Garden
- Garage & Driveway

EPC Rating

Current = B

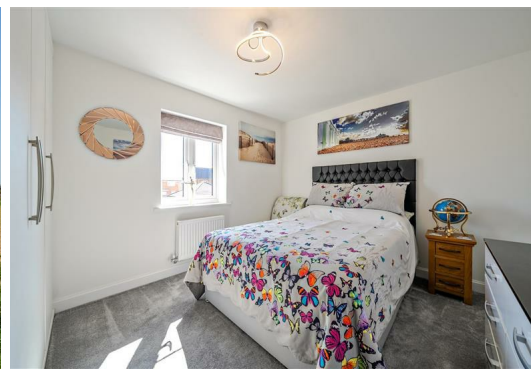
Potential = A

Council Tax Band

Band = D

Tenure - Freehold

Estate Charges: Hobdens -
£249.02pa (payable 6 months in
advance)

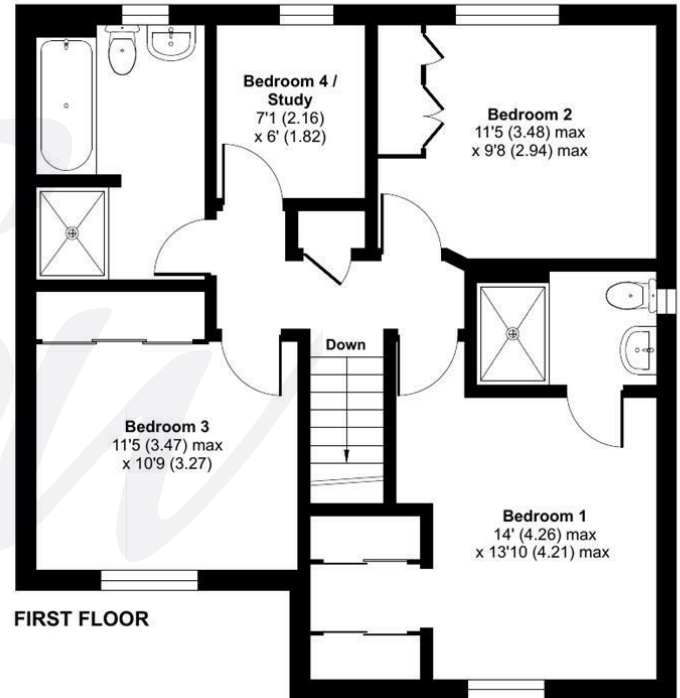


Approximate Area = 1069 sq ft / 99.3 sq m

Garage = 201 sq ft / 18.6 sq m

Total = 1270 sq ft / 118 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). © nitchecom 2025. Produced for Sims Williams. REF: 1271407





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BOGNOR REGIS

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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 guaranteed and they do not form part of any contract.