



96 Bittern Avenue, Yapton BN18 0BW  
£121,250 Leasehold



4 Bedrooms



2 Bathrooms



2 Reception Rooms

*Sw*

Sims Williams

## Key Features

- Semi Detached
- Large Open Plan Kitchen/Diner
- 4 Bedrooms
- Family Bathroom
- En Suite To Main
- Rear Garden
- EV Charging Point
- 3 Parking Spaces
- Close To Amenities
- [///clash.townhouse.factually](https://clash.townhouse.factually)

## EPC Rating

Current = A

Potential = A

## Council Tax Band

Band = E

## Tenure - Leasehold

Length of Lease: 999 years

Years Remaining: 998 years

Ground Rent: N/A

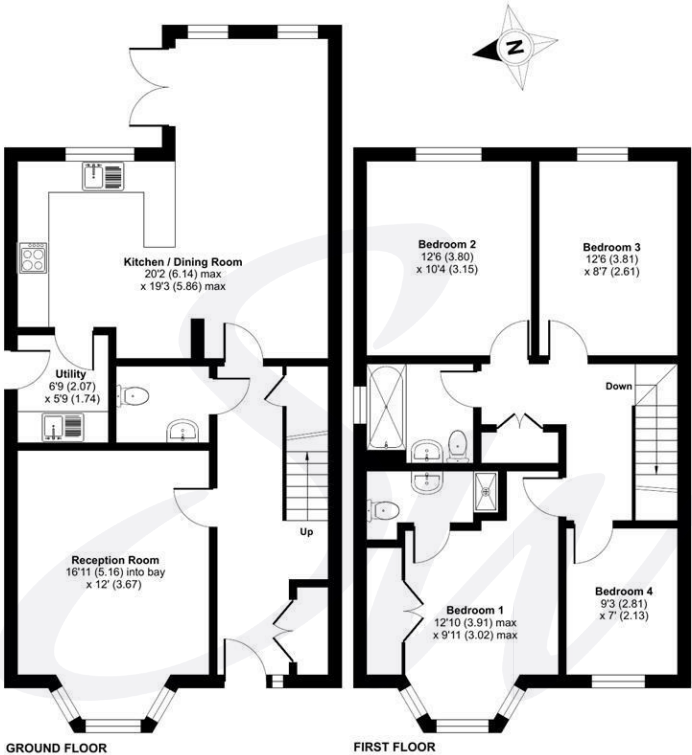
Service Charge: £82.88



**Bittern Avenue, Yapton, Arundel, BN18**

Approximate Area = 1368 sq ft / 127 sq m

For identification only - Not to scale





[simswilliams.co.uk](http://simswilliams.co.uk)

#### CHICHESTER

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8-9 Southgate  
Sales 01243 787868  
Lettings 01243 836055  
[chichester@simswilliams.co.uk](mailto:chichester@simswilliams.co.uk)

#### WALBERTON

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5 Maple Parade  
Sales 01243 551368  
Lettings 01243 836055  
[walberton@simswilliams.co.uk](mailto:walberton@simswilliams.co.uk)

#### ARUNDEL

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8a High Street  
Sales 01903 885678  
Lettings 01903 881133  
[arundel@simswilliams.co.uk](mailto:arundel@simswilliams.co.uk)

#### BOGNOR REGIS

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46 High Street  
Sales 01243 862626  
Lettings 01243 836055  
[bognor-regis@simswilliams.co.uk](mailto: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 guaranteed and they do not form part of any contract.