



11 Horseshoe Way, Yapton, BN18 0XR

£485,000 Freehold



3 Bedrooms



2 Bathrooms



2 Reception Rooms

*Sw*

Sims Williams



## Key Features

- 'Amberley Design' Detached House
- Immaculate Order Throughout
- Stylish Kitchen/Dining Room
- Separate Utility & Cloakroom
- Double Aspect Sitting Room
- Three Double Bedrooms
- En-suite to Main & Family Bathroom
- Landscaped Gardens
- Garage and Driveway Parking
- Offered as a Chain Free Sale

## EPC Rating

Current = B

Potential = A

## Council Tax Band

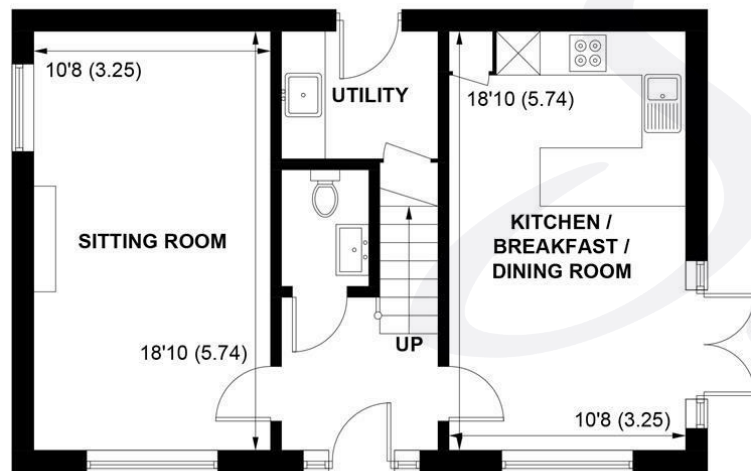
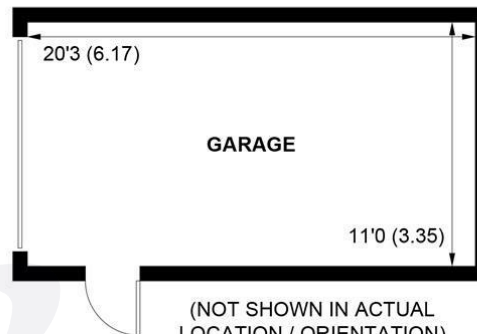
Band = E

## Tenure - Freehold

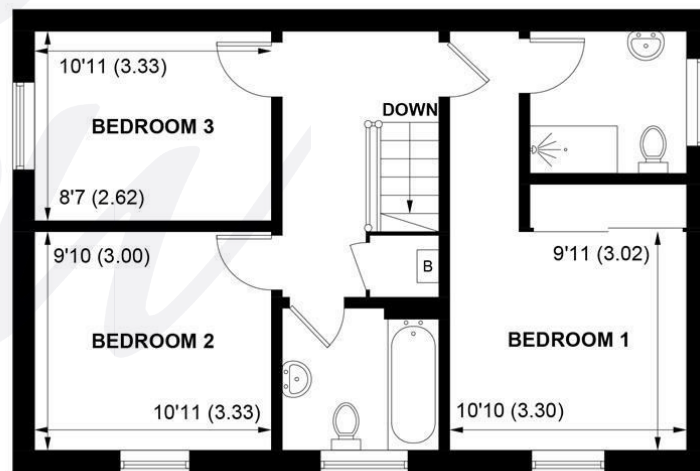
Estate Charges:

£368pa currently managed by  
Redrow Homes





**GROUND FLOOR**



**FIRST FLOOR**

APPROXIMATE GROSS INTERNAL AREA = 1113 SQ FT / 103.4 SQ M

GARAGE = 222 SQ FT / 20.6 SQ M

TOTAL = 1335 SQ FT / 124.0 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©

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#### 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

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#### ARUNDEL

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Lettings 01903 881133

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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.