



45 The Millers, Yapton, BN18 0LE

£350,000 Freehold



3 Bedrooms



1 Bathroom



1 Reception Room

SW

Sims Williams

Key Features

- Detached Family Home
- Popular Yapton Location
- Fitted Kitchen with Conservatory
- Cloakroom/WC
- Sitting Room
- 3 Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Garage & Additional Parking

EPC Rating

Current = C

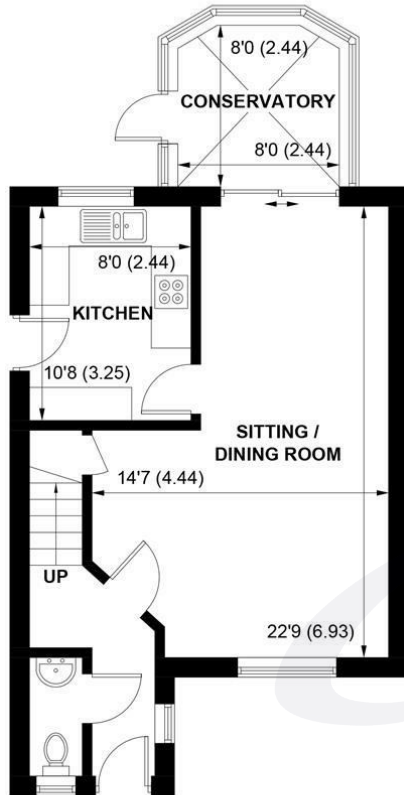
Potential = B

Council Tax Band

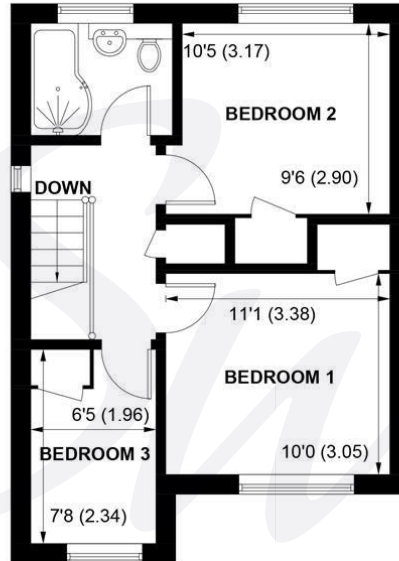
Band = D

Tenure - Freehold

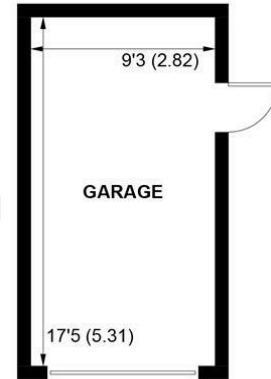




GROUND FLOOR



FIRST FLOOR



**(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)**

APPROXIMATE GROSS INTERNAL AREA = 936 SQ FT / 87.0 SQ M

GARAGE = 159 SQ FT / 14.8 SQ M

TOTAL = 1095 SQ FT / 101.8 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©

Produced for Sims Williams



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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.