



36 Bittern Avenue, Yapton, BN18 0BW
£400,000 Freehold



3 Bedrooms



2 Bathrooms



2 Reception Rooms

Sw

Sims Williams

Key Features

- Nearly New 3 Storey House
- Kitchen/Diner/Family Room
- Study & Cloakroom
- First Floor Sitting Room
- Principle Bedroom With En Suite
- 2 Further Double Bedrooms
- Family Bathroom
- Good Size Rear Garden
- 2 Car Driveway With EV Point

EPC Rating

Current = B

Potential = A

Council Tax Band

Band = E

Tenure - Freehold

Estate Charges:

Hobdens

£264pa





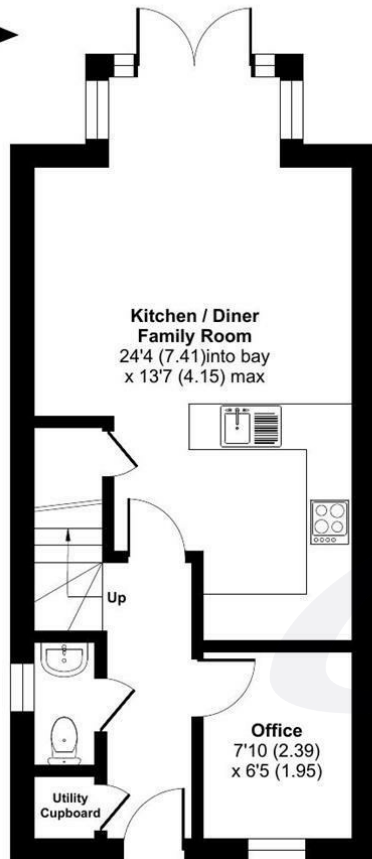
Approximate Area = 1149 sq ft / 106.7 sq m

Limited Use Area(s) = 61 sq ft / 5.7 sq m

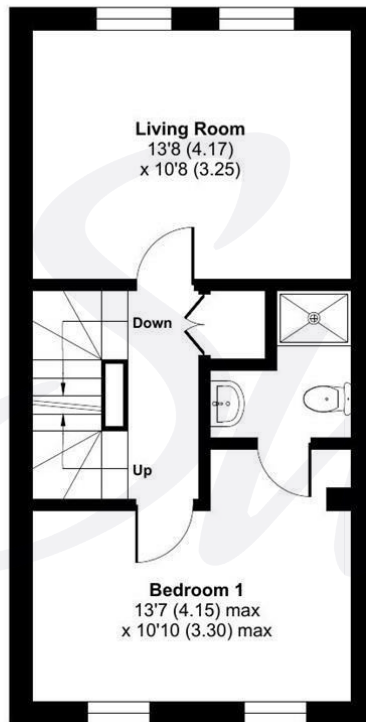
Total = 1210 sq ft / 112.4 sq m

For identification only - Not to scale

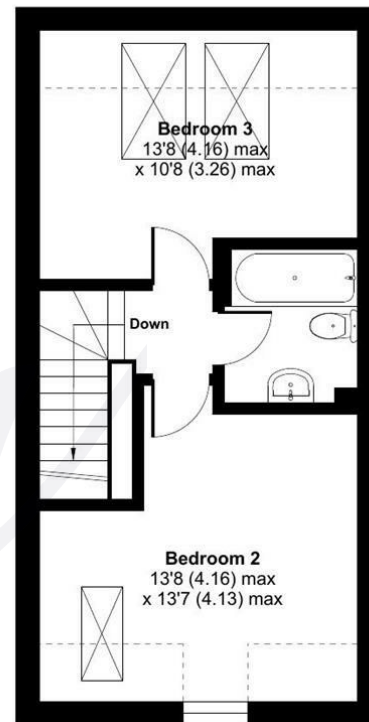
Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





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 guaranteed and they do not form part of any contract.