



Green Hayes, Burndell Road, Yapton, BN18 0HT

£475,000 Freehold



3 Bedrooms



2 Bathrooms



2 Reception Rooms

*Sw*

Sims Williams

## Key Features

- Detached Chalet Bungalow
- Stylish Versatile Accommodation
- Family/Kitchen/Dining Room
- Sitting Room With Fireplace
- Ground Floor Bedroom
- 2 First Floor Bedrooms
- Bathroom & Separate Shower Room
- Attractive Rear Garden With Home Office
- Driveway & Single Garage

## EPC Rating

Current = D

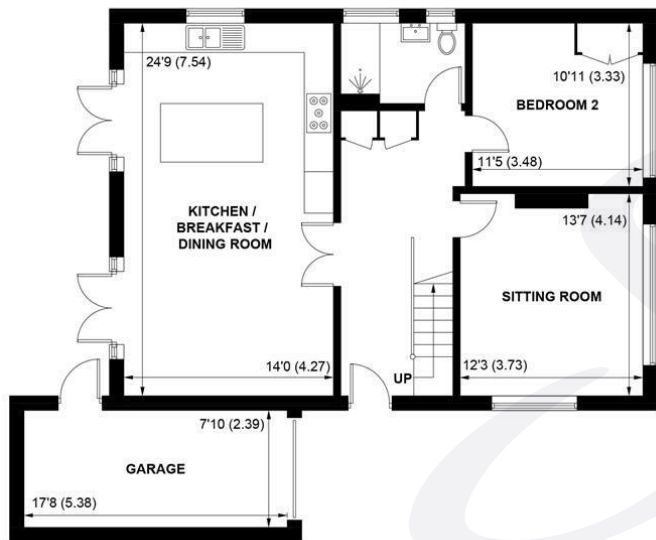
Potential = C

## Council Tax Band

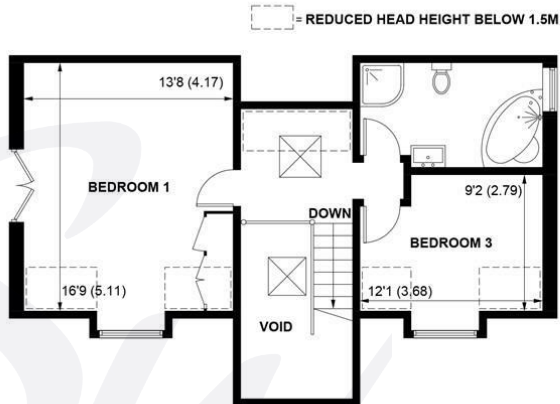
Band = D

## Tenure - Freehold

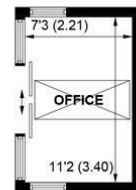




GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 1423 SQ FT / 132.2 SQ M  
(EXCLUDING VOID)

GARAGE / OFFICE = 222 SQ FT / 20.6 SQ M

TOTAL = 1645 SQ FT / 152.8 SQ M

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

Produced for Sims Williams



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

#### CHICHESTER

---

8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

[chichester@simswilliams.co.uk](mailto:chichester@simswilliams.co.uk)

#### WALBERTON

---

5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

[walberton@simswilliams.co.uk](mailto:walberton@simswilliams.co.uk)

#### ARUNDEL

---

8a High Street

Sales 01903 885678

Lettings 01903 881133

[arundel@simswilliams.co.uk](mailto:arundel@simswilliams.co.uk)

#### BOGNOR REGIS

---

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.