



Triton House, 36, Neptune Way, Yapton, BN18 0XW

OIEO £500,000 Freehold



4 Bedrooms



2 Bathrooms



2 Reception Rooms

*SW*

Sims Williams

## Key Features

- Detached Redrow Family Home
- Popular Residential Location
- Lounge with Front Aspect
- Kitchen/Family/Dining Room
- 4 Good Size Bedrooms
- En Suite Shower Room
- South West Rear Garden
- Garage with Driveway
- Vendors Suited

## EPC Rating

Current = B

Potential = A

## Council Tax Band

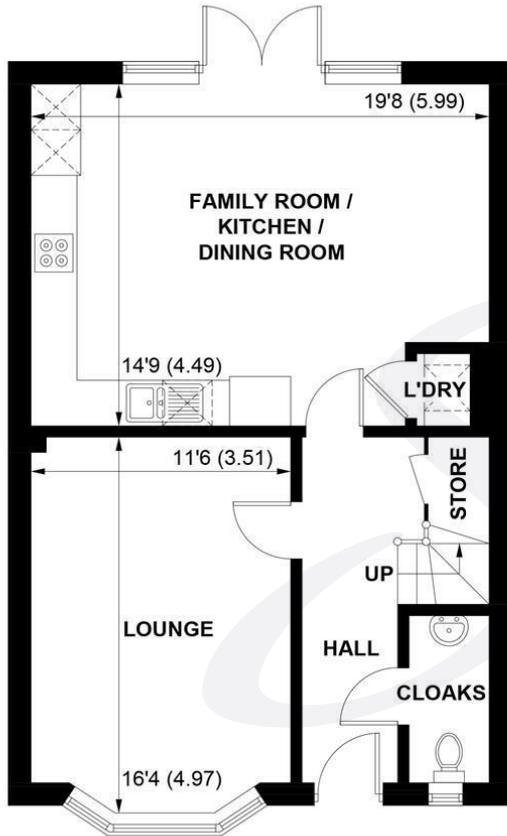
Band = E

## Tenure - Freehold

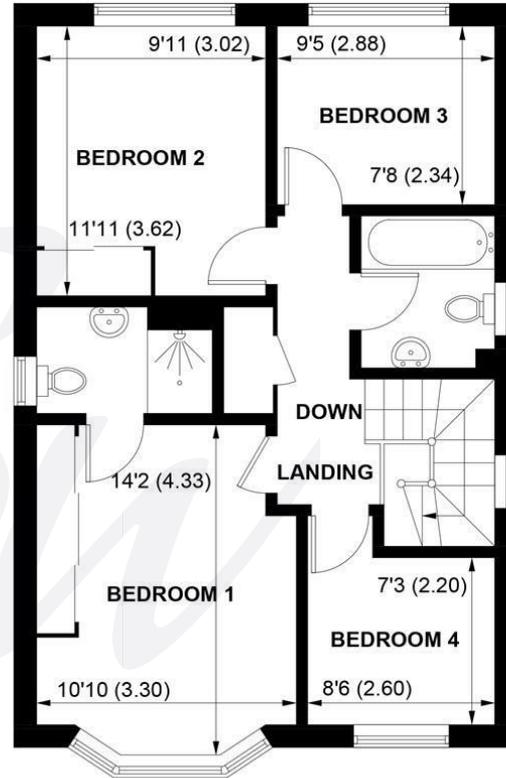
Estate Charges:

£396.69pa





**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1209 SQ FT / 112.3 SQ M**

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

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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.