



1 St. Marys Meadow, Yapton, BN18 0EE

£625,000 Freehold



3 Bedrooms



2 Bathrooms



3 Reception Rooms

SW

Sims Williams

## Key Features

- Detached Family House
- Bright & Spacious
- Double Aspect Sitting Room
- Separate Dining Room or Study
- Kitchen with Utility Area
- 3 Double Bedrooms
- En-Suite to Main Bedroom
- Southerly Landscaped Garden
- Double Garage & Driveway

## EPC Rating

Current = D

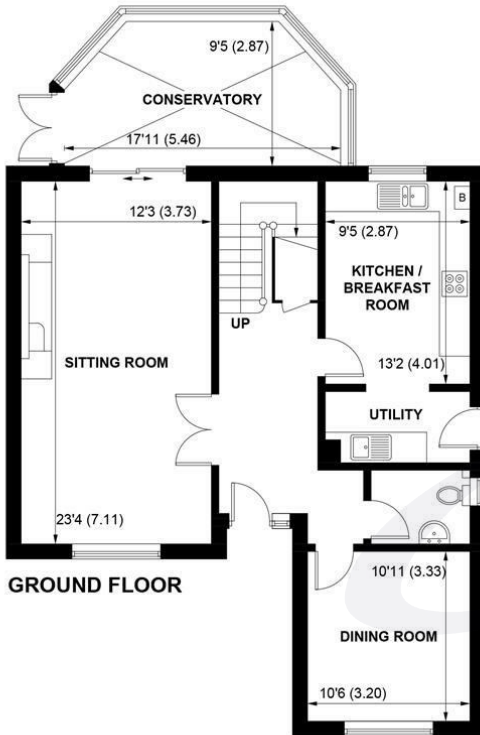
Potential = C

## Council Tax Band

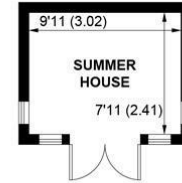
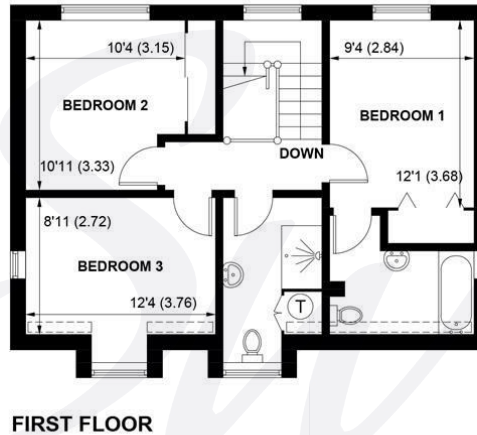
Band = F

## Tenure - Freehold

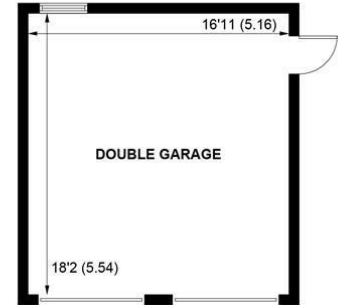




= REDUCED HEADROOM BELOW 1.5M / 5'0



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



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**APPROXIMATE GROSS INTERNAL AREA = 1565 SQ FT / 145.4 SQ M**  
**DOUBLE GARAGE & SUMMER HOUSE = 385 SQ FT / 35.8 SQ M**  
**TOTAL = 1950 SQ FT / 181.2 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.