



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

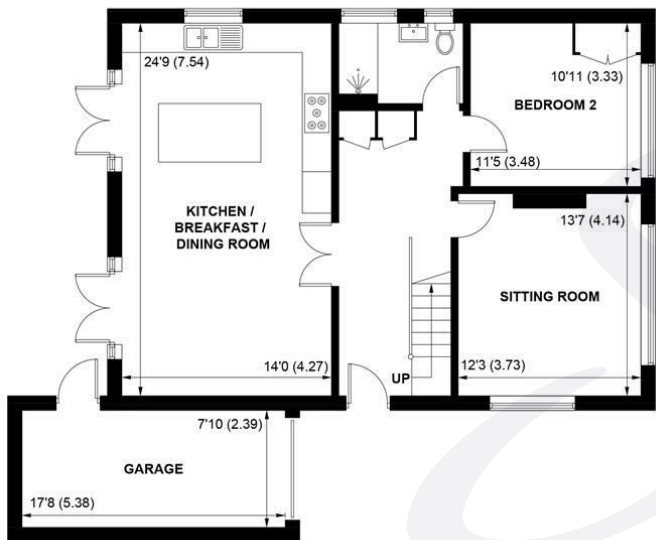
Current = D  
Potential = C

## Council Tax Band

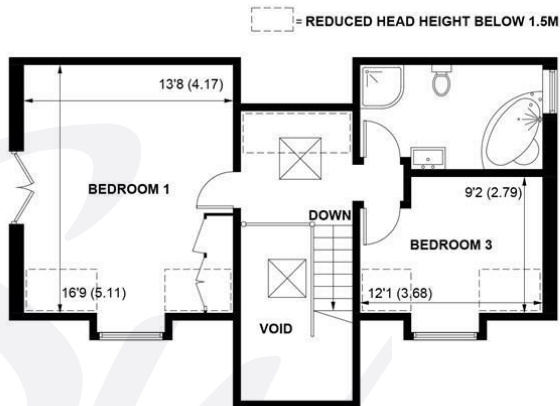
Band = D

## 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 ©

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#### CHICHESTER

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#### WALBERTON

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#### ARUNDEL

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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.