



49 Bittern Avenue, Yapton BN18 0BW

£450,000 Freehold



4 Bedrooms



2 Bathroom



2 Reception Rooms

SW

Sims Williams

Key Features

- Chain Free
- Detached House
- 4 Bedrooms
- Ample Kitchen/Diner
- Downstairs Cloakroom
- En Suite Bedroom
- Rear Garden
- Garage & Driveway
- Remaining New Build Warranty

EPC Rating

Current = B

Potential = A

Council Tax Band

Band = E

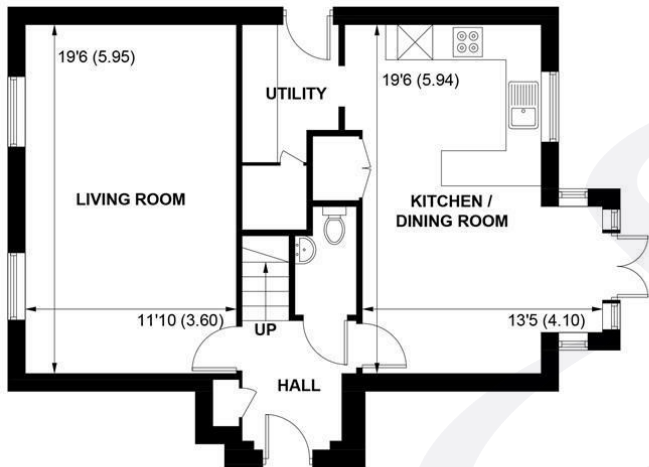
Tenure - Freehold

Estate Charges:

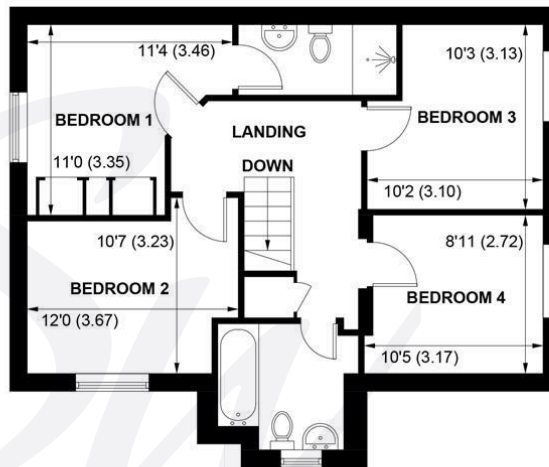
Hobdens

£264pa

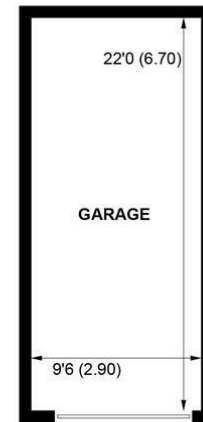




GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 1425 SQ FT / 132.4 SQ M

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©
Produced for Sims Williams**



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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.