

BAYTREE COTTAGE

NORTH END ROAD | YAPTON | BN18 0DT

Sims Williams

BAYTREE COTTAGE

NORTH END ROAD, YAPTON, BN18 0DT

£925,000 FREEHOLD

- Spacious Detached Bungalow
- Adapted for Wheelchair Use
- Extensively Improved & Renovated
- 3 Reception Rooms
- 2 Double Bedrooms
- Principal Bedroom with Wet Room
- + Self-Contained 1-Bedroom Annexe
- Mature Secluded Gardens
- Gated Driveway with Ample Parking







Baytree Cottage is a spacious detached bungalow set within a secluded plot of approximately 0.5 acres, approached via a gated driveway and conveniently located a short distance from the village centre. Extensively improved by the current owner, the property offers versatile accommodation comprising three reception rooms, a modern fitted kitchen, large utility/boot room, two double bedrooms, a principal bedroom with wet room and dressing area, and a family bathroom.

A particular feature is the self-contained one-bedroom annexe, complete with its own kitchen, sitting room, shower room and private courtyard garden, offering potential for a variety of uses, subject to any necessary consents. Mature trees and established planting provide privacy, while the rear garden features a large recently installed patio terrace, lawn and shrub borders. The gated driveway provides ample off-road parking for several vehicles.

AML & ID

As part of our compliance requirements, all prospective purchasers are required to complete an electronic AML and identity check. A fee of £40 + VAT (£48 including VAT) per purchaser is payable for this service.

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EPC Band - Current - C Potential - B

Council Tax Band F



APPROXIMATE GROSS INTERNAL AREA = 2594 SQ FT / 241.0 SQ M
STORE / WORKSHOP = 170 SQ FT / 15.8 SQ M
TOTAL = 2764 SQ FT / 256.8 SQ M
NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©
Produced for Sims Williams

Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.
These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.
As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

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