



46 Abbots Field, Yapton, BN18 0GE

£285,000 Freehold



3 Bedrooms



2 Bathrooms



2 Reception Rooms

SW

Sims Williams

Key Features

- Semi Detached Home Built in 2019
- Beautifully Presented Throughout
- Larger Than Average Kitchen
- Double Aspect Sitting Room
- 3 Good Size Bedrooms
- En Suite To Principal Bedroom
- South Aspect Rear Garden
- Parking For 2 Vehicles
- 75% Freehold Shared Equity

EPC Rating

Current = C
Potential = A

Council Tax Band

Band = D

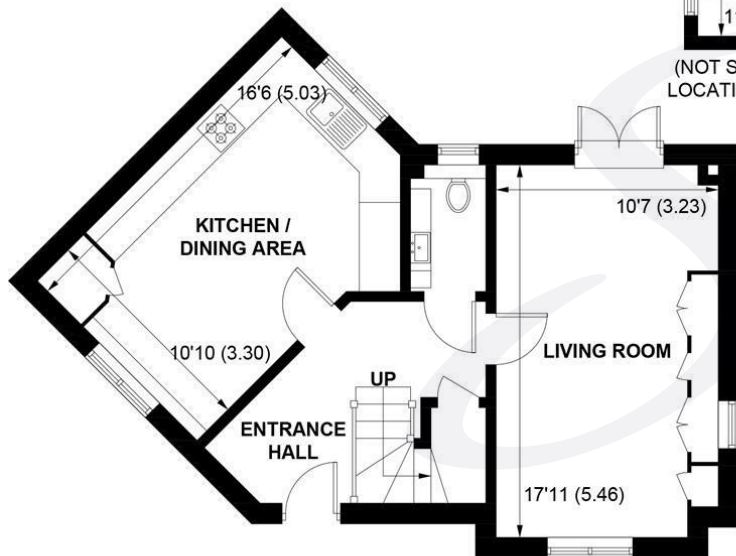
Tenure - Freehold

Estate Charges: £400 per Annum
Oyster Management Company





(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1025 SQ FT / 95.2 SQ M
OUTBUILDING = 101 SQ FT / 9.4 SQ M
TOTAL = 1126 SQ FT / 104.6 SQ M

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



simswilliams.co.uk

CHICHESTER

8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

chichester@simswilliams.co.uk

WALBERTON

5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

walberton@simswilliams.co.uk

ARUNDEL

8a High Street

Sales 01903 885678

Lettings 01903 881133

arundel@simswilliams.co.uk

BOGNOR REGIS

46 High Street

Sales 01243 862626

Lettings 01243 836055

bognor-regis@simswilliams.co.uk

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.