



16 Cherry Avenue, Yapton, BN18 0LB

£435,000 Freehold



4 Bedrooms



2 Bathrooms



2 Reception Rooms

Sw

Sims Williams

Key Features

- Detached Family House
- Kitchen/Family/Dining Room
- Sitting Room onto Conservatory
- Ground Floor Cloakroom
- 4 Good Size Bedrooms
- En Suite & Family Bathroom
- Good Sized Garden
- EV Charging
- Garage & Driveway Parking

EPC Rating

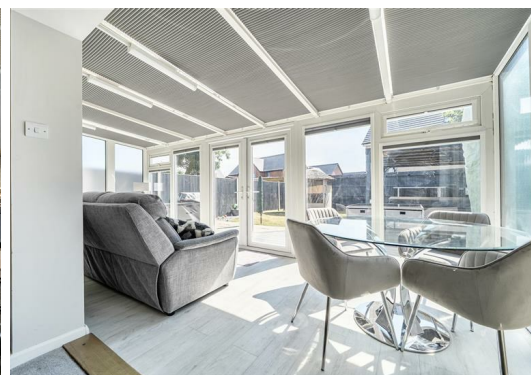
Current = D

Potential = C

Council Tax Band

Band = E

Tenure - Freehold

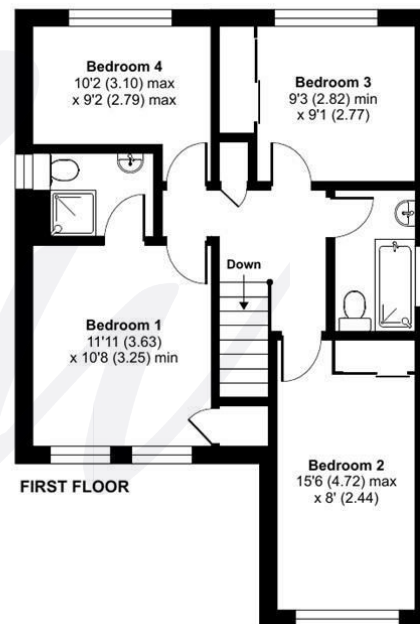
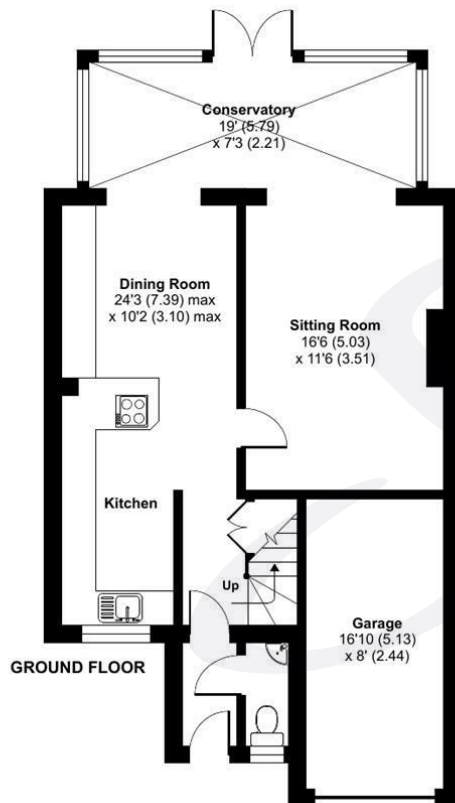


Approximate Area = 1288 sq ft / 119.7 sq m

Garage = 134 sq ft / 12.4 sq m

Total = 1422 sq ft / 132.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Sims Williams. REF: 1485454





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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.