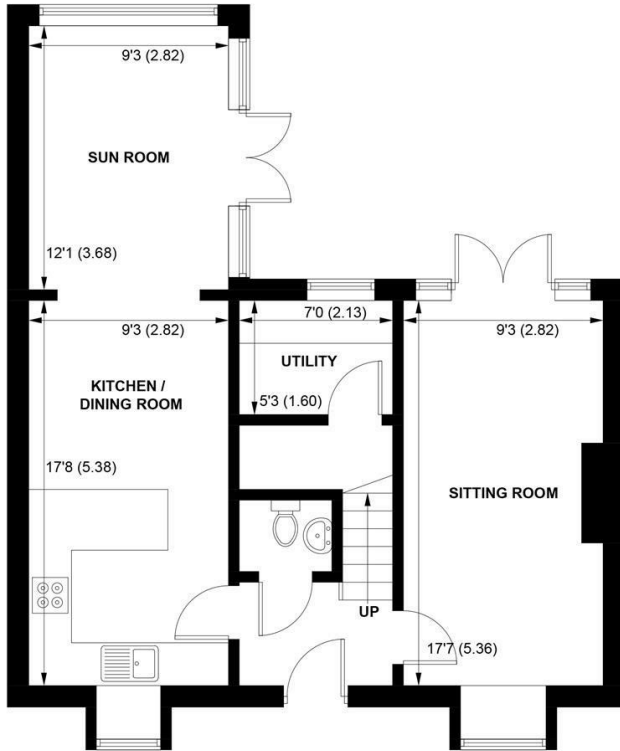


The logo for Sims Williams, featuring the letters 'SW' in a stylized, cursive font.

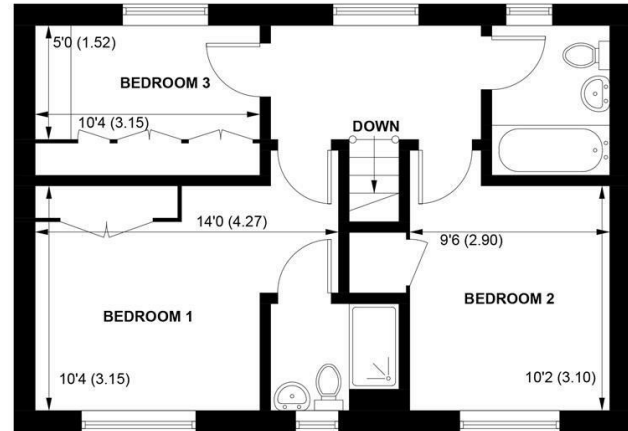
Sims Williams



32 FELLOWS GARDENS, YAPTON, WEST SUSSEX, BN18 0HW



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1058 SQ FT / 98.3 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©
Produced for Sims Williams

£375,000 Freehold

32, FELLOWS GARDENS,
YAPTON,
WEST SUSSEX, BN18 0HW

- Extended Family Home
- Double Aspect Lounge
- Fitted Kitchen/Diner
- Extended Garden Room
- Utility Room. Cloakroom
- 3 Bedrooms
- En Suite Shower Room
- Southerly Rear Gardens
- Garage & Driveway Parking

EPC RATING

Current = B
Potential = A

COUNCIL TAX BAND

Band = D

Situated in a quiet cul-de-sac and being within easy access of Yapton village with its shops schools and public transport.

This three bedroom detached family home is offered for sale in superb condition throughout having been improved and extended by its present owners.

The property provides bright ground floor accommodation comprising entrance hall, ground floor cloakroom with WC and wash basin, a double aspect lounge dining room with feature fireplace and attractive shutters. There are doors opening onto the south facing garden.

The kitchen has been fitted with white fronted units and integrated Neff appliances including electric cooker, gas hob and dishwasher. There is also a built-in Zanussi fridge freezer. The utility area has space and plumbing for a washing machine and tumble dryer.

The dining area has ample space for table and chairs and opens into the sunroom with tiled flooring and underfloor heating together with doors opening onto the rear gardens.

On the first floor there are three bedrooms, two of which are double bedrooms with the master having fitted wardrobes and an en-suite shower room.

The third bedroom is presently used as a dressing room/home study. The family bathroom is part tiled and fitted with a white suite.

Outside the southerly rear garden is laid to lawn with paved patio area, garden shed and side access.

There is a small open plan front garden together with driveway parking leading to the garage, which has both power and light.

Disclaimer

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.

Directions

From the shops in Yapton proceed over the mini roundabout into Burndell Road and after a short distance Fellows Gardens will be found on the right hand side.



Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01243 551368
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract

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