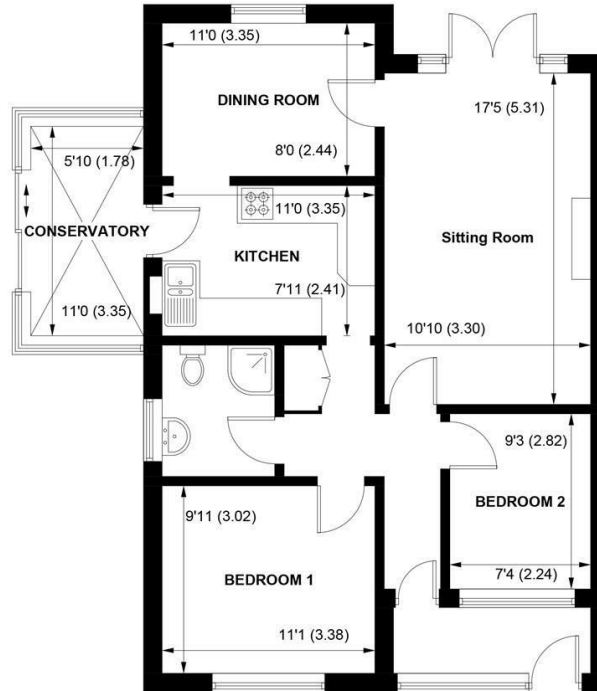




Sims Williams



10 FORDWATER GARDENS, YAPTON, WEST SUSSEX, BN18 0HU



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 820 SQ FT / 76.2 SQ M

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

£284,950 Freehold

10, FORDWATER GARDENS,
YAPTON,
WEST SUSSEX, BN18 0HU

- End Of Terrace Bungalow
- Living Room
- Separate Dining Room
- Kitchen
- 2 Bedrooms
- Modern Shower Room
- Wrap-around Garden
- Garage
- Off Road Parking

EPC RATING

Current = D

Potential = B

COUNCIL TAX BAND

Band = C

Well presented bungalow in a popular cul de sac close to the amenities of Yapton Village.

Accommodation comprises entrance porch leading into hallway with parquet flooring.

Good size living room with feature fireplace and double doors to the garden.

The kitchen is fitted with a range of units with space for appliances and an archway into the separate dining room which also has a door into the living room. From the kitchen is a small conservatory to the side.

There are 2 bedrooms and a fully tiled shower room.

Outside the wrap-around gardens are a particular feature with paved patio areas, lawns and mature planting. There is a shed, a greenhouse and a courtesy door to the rear of the garage. To the side is a further area of lawn with a gate to the front and a gate leading to the garage compound. The front garden is open plan with off road parking for 1 car.

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 at Main Road, Yapton proceed along Burndell Road towards Climping. Fordwater Gardens is the 3rd turning on the left. Bear round to the right and the bungalow can be found on the right hand side.

