



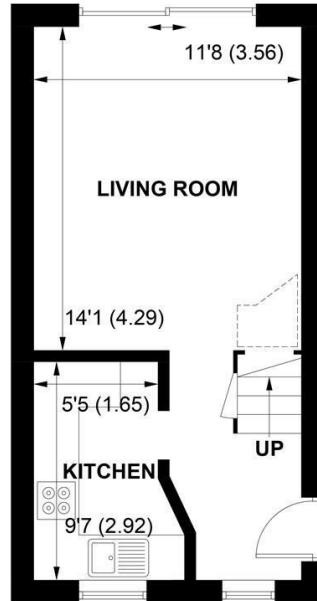
Sims Williams



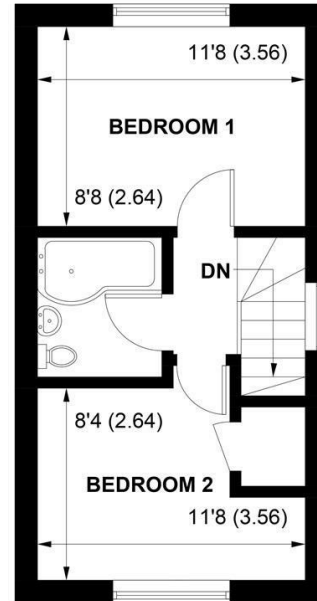
30 LEWIS LANE, FORD, SUSSEX, BN18 0TY



= Reduced headroom below 1.5m / 5'0



**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 567 SQ FT / 52.7 SQ M**

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

# £255,000 Freehold

30, LEWIS LANE,  
FORD,  
SUSSEX, BN18 0TY

- Semi Detached House
- Bright Living Room
- Stylish Fitted Kitchen
- Built In Oven & Hob
- 2 Double Bedrooms
- Modern Family Bathroom
- Low Maintenance Garden
- Garage & Driveway Parking
- Sought After Location

## EPC RATING

Current = D  
Potential = B

## COUNCIL TAX BAND

Band = B

Superb Two Bedroom Semi Detached House

Situated in a quiet cul de sac on this highly sought after development being close to shops, schools and public transport. Ideal as either a first purchase or as a Buy to Let investment.

Offered for sale in superb condition throughout, the property benefits from electric heating and recently replaced UPVC doors and windows (replaced 2018)

The main living room is a bright room with ample space for dining table and chairs together with patio doors which open onto the rear garden.

The stylish refitted kitchen has been fitted with a range of contemporary units and work surfaces, together with an integrated oven, hob and extractor unit. There is space and plumbing for a washing machine as well as space for a fridge freezer.

On the first floor, there are 2 double bedrooms and the refitted family bathroom. The bathroom has fully tiled

walls and a modern white suite including a P shaped bath with shower over, washbasin and WC.

Outside, the low maintenance rear garden has a paved patio area and an area of raised decking with borders. There is small open plan front garden together with driveway parking for 2 cars.

There is an attached garage with double doors, 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 Yapton village proceed towards Climping along Burndell Road taking the 4th turning on the left into Rollaston Park, then 3rd left into Beagle Drive then right into Lewis Lane.



