

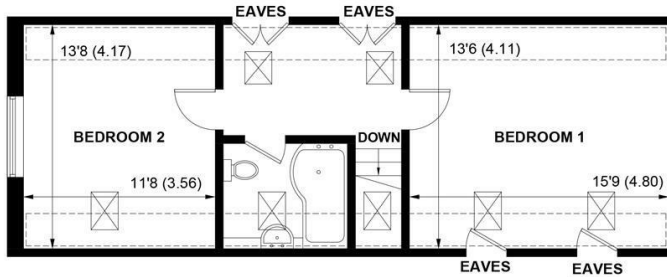
The logo for Sims Williams, featuring the letters 'Sw' in a stylized, cursive font.

Sims Williams



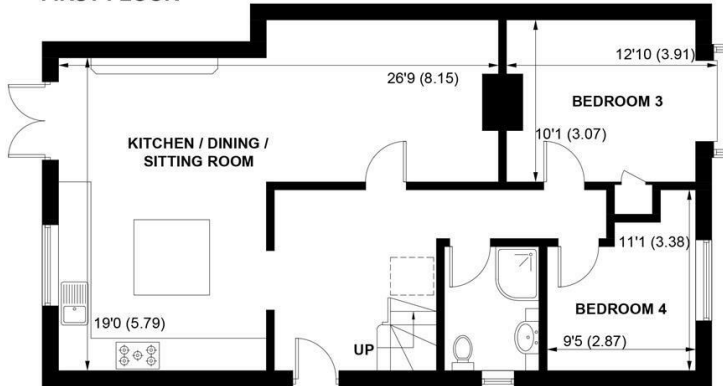
NYEFIELD, YAPTON LANE, WALBERTON, SUSSEX, BN18 0AR



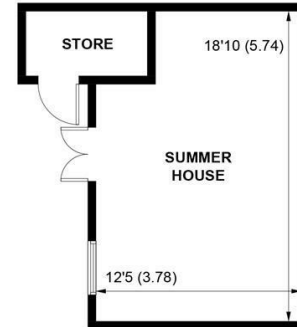


FIRST FLOOR

= REDUCED HEADROOM BELOW 1.5M / 5'0



GROUND FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 1340 SQ FT / 124.5 SQ M
 SUMMER HOUSE / STORE = 252 SQ FT / 23.4 SQ M
 TOTAL = 1592 SQ FT / 147.9 SQ M

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

£475,000 Freehold

NYEFIELD, YAPTON LANE,
WALBERTON,
SUSSEX, BN18 0AR

- Superb Kitchen/Diner
- Living Room
- 2 Ground Floor Bedrooms
- Ground Floor Shower Room
- 2 First Floor Bedrooms
- Family Bathroom
- Westerly Garden With Large Summerhouse
- Rural Views
- Driveway Parking

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = C

Beautifully presented and extended detached property with rural views to the front in the popular village of Walberton, offered with the benefit of no onward chain.

Accommodation comprises spacious entrance hall with stairs to the first floor, and glazed door to the comfortable living room.

Superb kitchen/diner which also opens into the living room. The kitchen is fitted with an excellent range of modern units with wooden work tops. There are built in appliances, range cooker and extractor over and a large central island unit. There is ample space for table and chairs, and double doors to the garden.

There are 2 double bedrooms on the ground floor, the larger of which has a box bay window and built in wardrobe. There is also a modern shower room with large shower, WC and wash basin with storage cupboards under.

On the first floor is a spacious landing with eaves storage, and 2 large double bedrooms, the master enjoying views over farmland. The family bathroom is fitted with a P shaped bath with shower over, wash basin and WC.

Outside the westerly rear garden is mainly to lawn with decked area and side access

gate. There is a superb 6m x 4m summerhouse with double doors to the garden, decked veranda and separate storage shed. Being fully insulated with electricity supply, this would make an ideal home office or workshop.

To the front there is driveway parking for 3 cars and a small lawn with mature cherry tree.

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 our office at Maple Parade, Walberton proceed east along the Street and take the first exit off the mini roundabout onto Yapton Lane. The property can be found a short way along on the left hand side.

