


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

Sims Williams



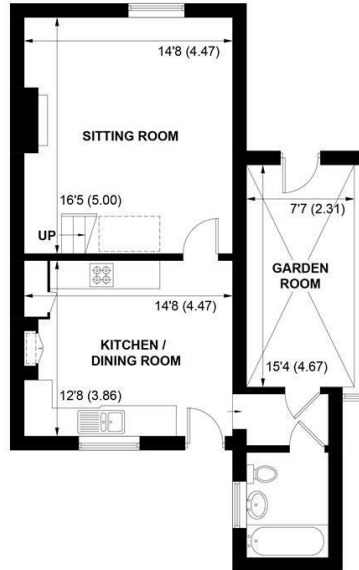
3 LILAC COTTAGES, CHURCH LANE, YAPTON, BN18 0DU



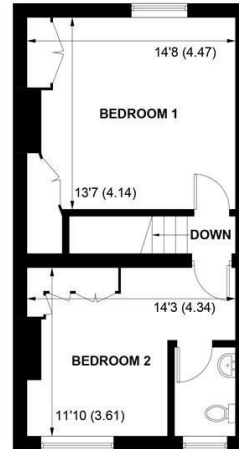
 = Reduced headroom below 1.5m / 5'0



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1066 SQ FT / 99.0 SQ M
STORE = 87 SQ FT / 8.1 SQ M
TOTAL = 1153 SQ FT / 107.1 SQ M

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

£335,000 Freehold

3 LILAC COTTAGES, CHURCH LANE, YAPTON, BN18 0DU

- Extended Cottage
- Lounge With Fireplace
- Kitchen/Dining Room
- Sun Room
- Ground Floor Bathroom
- 2 Double Bedrooms
- En Suite WC
- Feature Gardens
- Off Road Parking

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = C

Situated within easy reach of the facilities in Yapton village, including school shops, and public transport.

This extended semi detached two bedroom cottage provides bright living accommodation comprising lounge with feature fireplace, fitted kitchen/dining room with a range of pine units, and space for various appliances.

The sunroom provides a further reception room with door opening to the gardens.

The bathroom is also located on the ground floor, with a white suite comprising tiled panelled bath, pedestal wash basin and low level WC.

On the first floor, there are two double bedrooms, both with built in wardrobes. The master bedroom has an en suite WC and wash basin, this could be altered to provide a wet room.

Outside, the southerly rear garden provides an area of paved patio, raised flower beds, ornamental pond and brick built garden store. There is a further area of garden to the side.

The front garden has an area of lawn with well stocked mature borders. There is gravelled driveway, providing Parking for 2/3 vehicles.

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 west along Main Road. Turn right at the mini roundabout into North End Road and turn right into Church Lane. The property is on the right.

