

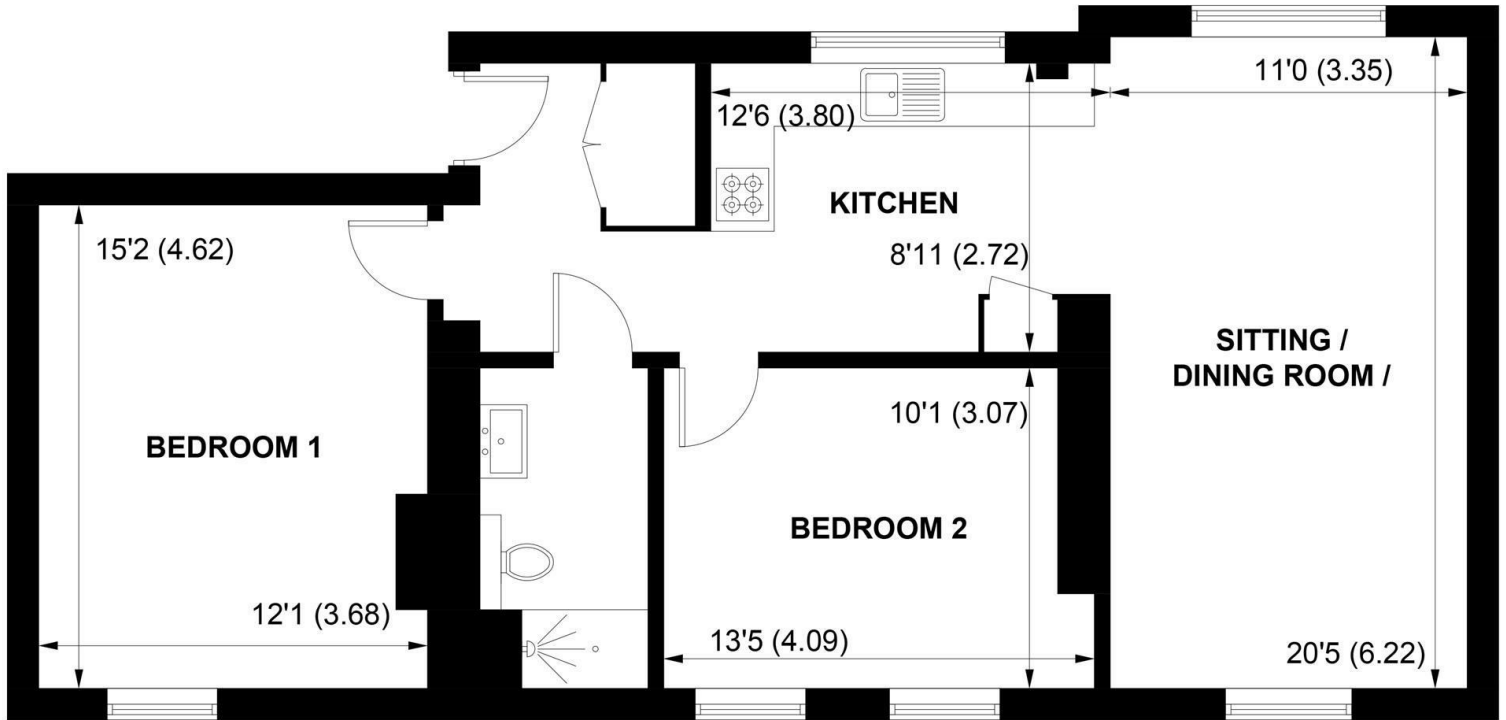
The logo for Sims Williams, featuring the letters 'SW' in a white, elegant script font on a dark blue square background.

Sims Williams



4 OLIVE COURT, NORTH END ROAD, YAPTON, SUSSEX, BN18 0DU





FIRST 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

WALBERTON OFFICE

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£210,000 Leasehold

4 OLIVE COURT,
NORTH END ROAD,
YAPTON, SUSSEX, BN18 0DU

- First Floor Apartment
- Bright Accommodation
- Lounge/Dining Room
- Modern Fitted Kitchen
- Integrated Appliances
- 2 Bedrooms
- Tiled Shower Room
- Communal Gardens
- Allocated Parking

EPC RATING

Current = D
Potential = D

COUNCIL TAX BAND

Band = B

Situated in a convenient location being within easy reach of the shopping facilities in Yapton Village, together with transport links to surrounding areas.

Forming part of this converted building, this first floor apartment would be ideal as either a first purchase or a buy to let investment.

The accommodation comprises entrance hall leading to the kitchen which is fitted with a stylish range of units and has integrated appliances including oven, hob and extractor, together with dishwasher, washing machine and fridge/freezer and opening to the bright, double aspect lounge/dining room.

There are 2 double bedrooms and a part tiled bathroom with walk in shower, WC with concealed cistern and washbasin with vanity unit beneath.

Outside, there are communal gardens together with an allocated parking space and visitor parking space.

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 centre head towards Barnham on Main Road. Olive Court is located by the mini roundabout at the junction with North End Road.



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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