

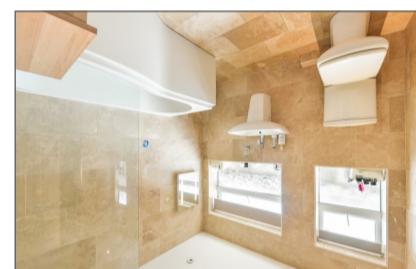
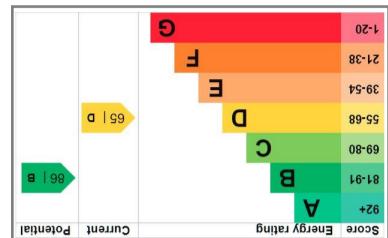
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Produced for Stride & Son Estate Agent.  
Total = 86.4 sq m / 930 sq ft  
Garage / Summer House = 17.2 sq m / 185 sq ft  
Approximate Gross Internal Area = 69.2 sq m / 45 sq m

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9, Briar Close, BN18 0ES

# STRIDE & SON

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## 9 Briar Close, Church Road, Yapton, BN18 0ES.

Situated off one of the most desirable roads in the popular village of Yapton, 9 Briar Close is a well presented **2 bedroom semi detached bungalow**. It is set in a slightly elevated position within easy reach of the village centre and accessed directly off Church Road. Features of the property include an open plan kitchen/living room with modern fitted kitchen area, generous sized UPVC **double glazed conservatory** overlooking an attractive, well kept and nicely enclosed **southerly aspect rear garden**, 2 double bedrooms and a modern bathroom/WC. It also benefits from gas central heating, UPVC double glazed windows, a **detached single garage and additional private driveway parking for a couple of cars**. It is further being offered for sale with the advantage of **no forward chain**.

Plans have been passed conditionally under Building Regulations (Ref. No. Y/31/22/BR) for a single storey side & rear extension and loft conversion. It is assumed, but not confirmed, that these extensions/alterations would be allowed under Permitted Development. However, any buyer should satisfy themselves independently as to any possibly Planning requirements.

Yapton is a quaint village lying on the coastal plain about 3 ½ miles south-west of the historic town of Arundel, between The South Downs and the sea. The cathedral city of Chichester lies some 7 ½ miles to the west and the seaside town of Bognor Regis is only about 4 miles to the south-west. The village offers local shops, open recreation space, bus services and is accessible to road and rail networks.

Quarry tiled step up to part double glazed UPVC front door with outside light to side opening to:

### ENTRANCE HALL:

Coats/storage cupboard housing gas and electricity meters and fuse box. Recessed ceiling spotlights. Wood effect flooring. Radiator. Access hatch with fitted ladder to loft space housing gas fired combination boiler for central heating and domestic hot water. Glazed door to:

### KITCHEN/LIVING ROOM:

Overall measurement 24'3 x 11'9. **KITCHEN AREA:** Modern fitted kitchen comprising wood effect worksurfaces with drawers and cupboards under. Several wall mounted cupboards. Tall pull-out larder cupboard. Inset single drainer 1 ½ bowl stainless steel sink unit with mixer tap. Fitted electric oven and grill with inset 4-ring gas hob above and fitted extractor with light over. Space for fridge/freezer. Space and plumbing for washing machine. Tiled splashbacks. Recessed ceiling spotlights. Wood effect flooring. UPVC double glazed window overlooking rear garden. UPVC double glazed door to decked area and side of property. **LIVING AREA:** Fireplace with fitted electric fire. Recessed ceiling spotlights. Wood effect flooring. Two radiators. Wood effect double glazed folding and sliding doors to:

### CONSERVATORY:

11'1 x 9'. UPVC double glazed construction with a pitched roof, brick base, power points, wood effect flooring, radiator and double doors to timber decked area and rear garden.

From the entrance hall, doors to:

### BEDROOM 1:

13'4 x 10'6. Wood effect flooring. Radiator. UPVC double glazed window.

### BEDROOM 2:

10'10 x 10'. Wood effect flooring. Radiator. UPVC double glazed bay window.

### BATHROOM/WC:

Modern bathroom with white suite comprising fitted 'P'-shaped bath with mixer tap, shower spray attachment and glazed screen. Low level WC. Wash hand basin with mixer tap. Tiled walls and floor. Fitted mirror with light. Recessed ceiling spotlights. Towel radiator. Two UPVC double glazed windows.

### SERVICES:

All main.

### COUNCIL TAX BAND:

Band D – Arun District Council.

### EXTERIOR:

The property is approached off Church Road via a concrete driveway providing off street parking for a couple of cars leading to a **detached single garage measuring internally 16'11 x 8'5** with double timber doors, power, lighting, windows to rear and personal door to rear garden. The front garden is mainly laid to lawn with shrub beds, a low-level brick front boundary wall and a concrete path with slate bed leading to the front door. The rear garden is of a southerly aspect, affords a fair degree of privacy and is nicely enclosed by timber fencing with lawned area, flower and shrub beds, a couple of trees, timber summerhouse 7' x 7' with power on a concrete base, and an attractive timber decked area off the conservatory with water tap and outside light. Personal gate to side of property.

## PRICE GUIDE: £350,000 FREEHOLD

### DIRECTIONS:

From Yapton railway crossing proceed south along North End Road for about 0.8 of a mile and at the mini roundabout turn left onto Main Road. After a short distance take the 1<sup>st</sup> turning on the left into Church Road following the road round to the right and No9 Briar Close can be found after a short distance on the right-hand side and just after the turning into Briar Close itself, which is also on the right.

Please Note: Neither the heating system nor the services have been checked by the Agents.

