



11 The Millers, Yapton

A most impressive detached family house in a popular cul-de-sac location



- ▶ A superb 1,232 sqft family house
- ▶ Garage conversion into a study/snug
- ▶ Worcester gas central heating boiler installed Dec 18
- ▶ A bright dual aspect sitting/dining room
- ▶ New floor coverings throughout
- ▶ Off road parking for 4 cars

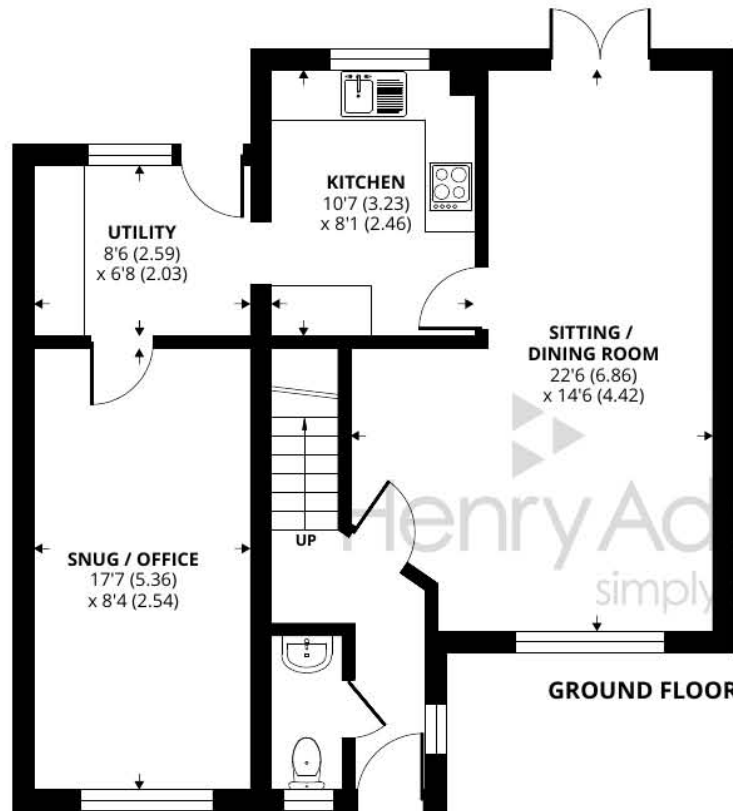
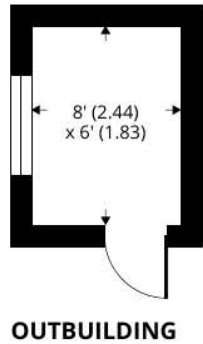
We thoroughly recommend an interior viewing of this extensively and tastefully improved family house situated at the end of a mature residential cul-de-sac in Yapton.

This beautiful home has undergone a significant transformation with numerous improvements in recent years. Some of the highlights include a stylish refitted kitchen and utility room. The kitchen has a Belfast sink, solid oak worktops and an integrated fridge and dishwasher. Leading off the kitchen is a utility with door out to the rear and a door into the garage. This has been converted into a welcoming study/snug and could easily be a fifth bedroom if desired. All ceilings have been skimmed with smooth plaster and have flush low voltage spotlights. Both the ensuite shower room and ground floor cloakroom have been updated and the family bathroom has a modern white suite.

Outside, there is a block paved driveway providing off-road parking for four cars to the front. Both sides of the house are gated with pathways leading to the south facing rear garden which is predominantly laid to lawn with a newly laid brick edged patio spanning the width of the plot.

Arun District Council - 23/24 Tax Band E £2,594.79





Approximate Area = 1232 sq ft / 114.4 sq m

Outbuilding = 48 sq ft / 4.4 sq m

Total = 1280 sq ft / 119 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

The village of Yapton offers a range of local shops, church, village hall and school. Further amenities can be found in Barnham including a mainline railway station to London Victoria. Nearby is Fontwell racecourse offering a season of jump horse racing whilst to the north west Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of flat horse racing including the Qatar Goodwood Festival. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars and the Festival Theatre. The area to the north is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs National Park.

Directions

Proceed east on the A27 and at the Fontwell roundabout take the third exit onto Fontwell Avenue. At the next roundabout take the first exit signposted B2233 to Barnham. Continue through Barnham and on to Yapton. Proceed straight across the first roundabout and at the second roundabout take the 2nd exit onto the B2132 (Bilsham Road). Take the second turning on the right into Mill View Road and at the junction turn left into The Millers and number 11 is at the end.

