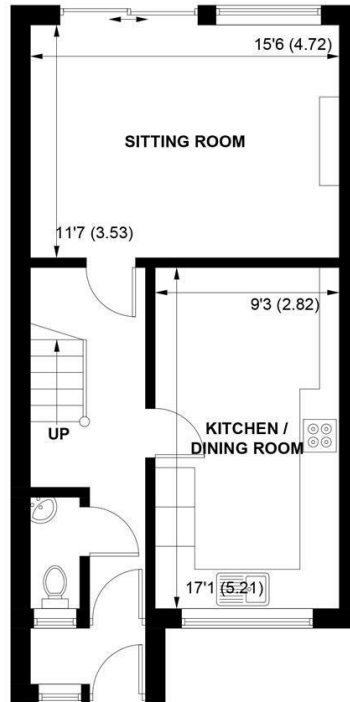




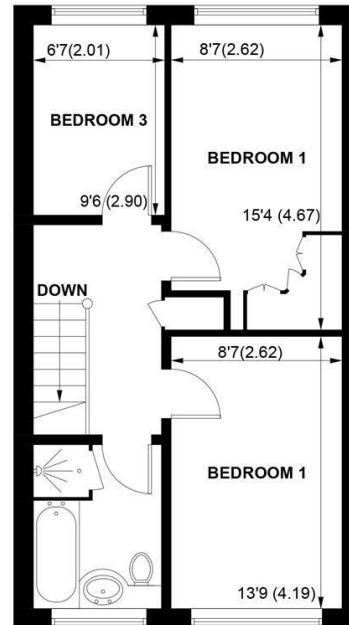
Sims Williams



39 BLENHEIM ROAD, YAPTON, WEST SUSSEX, BN18 0HH



**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 927 SQ FT / 86.1 SQ M**

**NOT TO SCALE** (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 ©  
Produced for Sims Williams

# £235,000 Freehold

39, BLENHEIM ROAD,  
YAPTON,  
WEST SUSSEX, BN18 0HH

- Mid Terrace House
- Ground Floor Cloakroom
- Southerly Lounge
- Kitchen/Dining Room
- Built In Oven & Hob
- 3 Good Size Bedrooms
- Stylish Family Bathroom
- Southerly Rear Gardens
- Ideal Family Home

## EPC RATING

Current = D  
Potential = C

## COUNCIL TAX BAND

Band = B

Situated just a short walk from the shops and schools in Yapton Village, the property is also conveniently located for access to the surrounding areas including Barnham where there is a mainline railway station and further selection of shops.

The property is offered for sale in superb order throughout with its good size accommodation comprising entrance porch, entrance hall, ground floor cloakroom and a bright southerly lounge with fireplace and doors opening onto the rear garden.

The kitchen/dining room has been refitted with a range of modern units and has a built in oven and hob, together with space and plumbing for both a washing machine and dishwasher. There is also space for a dining room table and chairs.

On the first floor there are 3 good size bedrooms with 2 being double rooms. The stylish family bathroom has been refitted with a white suite comprising panelled bath, WC with concealed cistern and vanity unit with wash basin. There is also a separate shower cubicle.

Outside, the southerly rear garden is part to lawn with an area of decking, patio area, brick built store and rear access.

The front garden has been landscaped with borders and raised beds.

## 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 head east and take the second exit off the mini roundabout into Bilsham Road. Turn right into Loveys Road and left into Blenheim Road. The property is on the left.



