



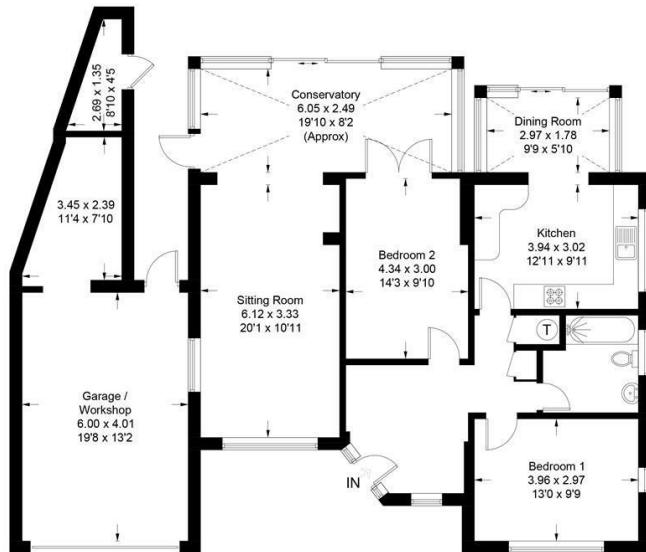
Sims Williams



25 BRIAR CLOSE, CHURCH ROAD, YAPTON, BN18 0ES

25 Briar Close, Church Road, BN18 0ES

Approximate Gross Internal Area = 101.8 sq m / 1096 sq ft
Garage / Workshop = 34.1 sq m / 367 sq ft
Total = 135.9 sq m / 1463 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID716675)

WALBERTON OFFICE

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Walberton
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£335,000 Freehold

25, BRIAR CLOSE,
CHURCH ROAD YAPTON,
, BN18 0ES

- Detached bungalow
- Living Room
- Large Conservatory
- Kitchen/Diner
- 2 Double Bedrooms
- Refitted Bathroom
- Garden
- Storeroom
- Garage & Ample Parking

EPC RATING

Current = D

Potential = C

COUNCIL TAX BAND

Band = D

Detached Bungalow - Vacant & Chain Free

A well presented 2 bedroom detached bungalow in a quiet cul de sac close to the amenities of Yapton village.

Accommodation comprises spacious entrance hallway and extended living room with feature fireplace and opening into a large conservatory overlooking the rear garden.

Dual aspect kitchen/diner which is fitted with a good range of modern units with built in oven, hob and extractor over, fridge/freezer and space for washing machine. There is ample room for table and chairs.

There are 2 double bedrooms, one of which has double doors into the conservatory.

The bathroom has been refitted with 'walk in' bath with shower over, wash hand basin and WC.

The garden wraps around the property and is mainly to lawn with borders and patio area, shed and side access

gate. There is a courtesy door to the rear of the garage which has a useful additional storage area.

To the front there is a large block paved driveway leading to the garage with electric up and over door.

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 Yapton level crossing proceed South along North End Road turning left at the mini roundabout. Take the first turning on the left into Church Road. Follow the road round, Briar Close is a turning on the right hand side. Follow Briar Close round to the left and the bungalow will be found at the far end.

