

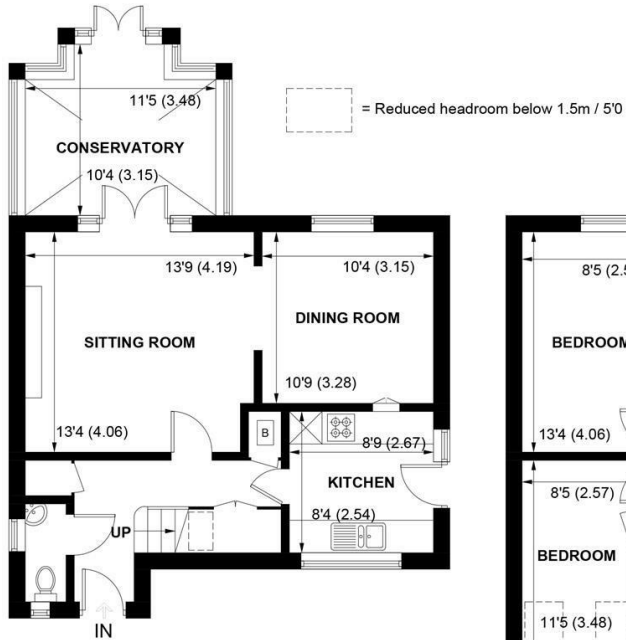
SW

Sims Williams



3 THE POPLARS, YAPTON, SUSSEX, BN18 0EQ

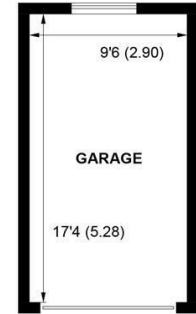




GROUND FLOOR



FIRST FLOOR



(Not Shown In Actual Location / Orientation)

APPROXIMATE GROSS INTERNAL AREA = 1267 SQ FT / 117.7 SQ M

GARAGE = 166 SQ FT / 15.4 SQ M

TOTAL = 1433 SQ FT / 133.1 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©

Produced for Sims Williams

£385,000 Freehold

3, THE POPLARS, YAPTON, SUSSEX, BN18 0EQ

- Link Detached House
- Sought After Location
- Lounge & Dining Room
- Conservatory
- Fitted Kitchen
- Ground Floor Cloakroom
- 4 Good Size Bedrooms
- En Suite Shower Room
- Superb Southerly Gardens

EPC RATING

Current = E
Potential = C

COUNCIL TAX BAND

Band = E

The Poplars is a sought after cul de sac being within a short walk to Yapton Village with its school, shops and public transport.

Coming to the market for the first time since new, this spacious link detached family home provides bright accommodation with benefits including warm air central heating and double glazing.

The ground floor comprises entrance hall with storage cupboard and ground floor cloakroom with WC and washbasin.

The lounge has a feature stone fireplace and opens into the dining area which overlooks the southerly gardens. Also off the lounge, the conservatory has a tiled floor and double doors onto the gardens.

The kitchen is fitted with a range of modern units and has a built in Bosch double oven and gas hob. There is also ample space and plumbing for further appliances and door leading to the side.

On the first floor there are 4 good size bedrooms with the master having fitted wardrobes and an en suite shower room. There is also a part tiled bathroom with coloured suite.

Outside, the southerly rear garden is a particular feature with areas of shaped lawn and well stocked borders together with a productive vegetable garden and garden sheds.

The open plan front provides further lawn with borders and driveway which provides ample parking and access to the garage.

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 proceed west along Main Road. Turn right at the mini roundabout into North End Road and turn right into Church Lane. Follow the road round going past the church into Church Road. The Poplars is the first turning on the right hand side.

