

Offers In Excess Of

£425,000

Freehold

4x 2x 1x

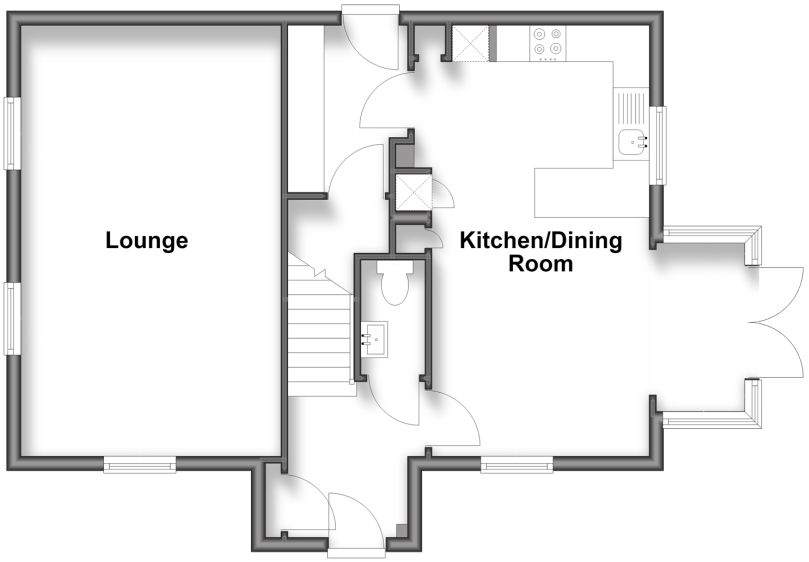
Bittern Avenue, Yapton,

West Sussex, BN18

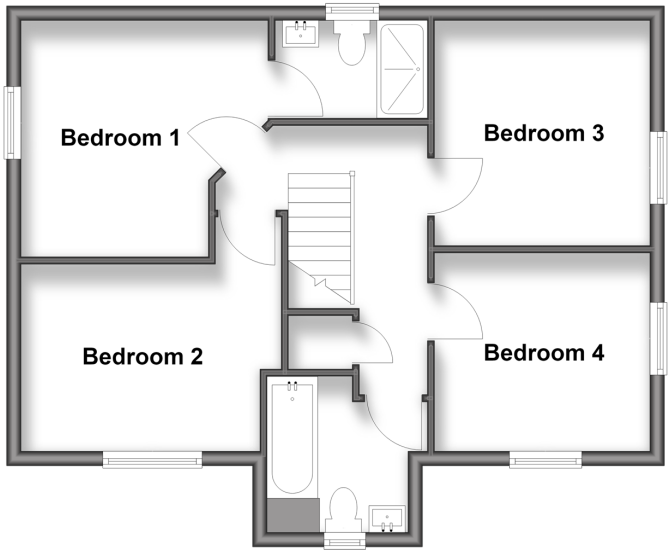
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Helping you move forwards

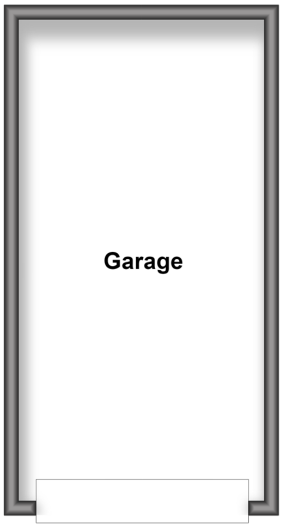
Ground Floor
Approx. 56.9 sq. metres (612.1 sq. feet)



First Floor
Approx. 53.8 sq. metres (578.8 sq. feet)



Outbuilding
Approx. 22.5 sq. metres (242.7 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall
Cloakroom
Lounge : 19'6 x 11'11 (5.95m x 3.63m)
Kitchen/Dining Room: 19'6 x 10'8 (5.95m x 3.25m)
Utility Room : 7'7 x 5'5 (2.31m x 1.65m)

FIRST FLOOR

Landing
Bedroom 1 : 10'7 x 8'7 (3.23m x 2.62m)
En-Suite: 7'7 x 3'10 (2.31m x 1.17m)
Bedroom 2 : 12'0 x 8'8 (3.66m x 2.64m)
Bedroom 3 : 10'3 x 9'11 (3.13m x 3.02m)
Bedroom 4 : 9'10 x 9'0 (3.00m x 2.75m)
Bathroom : 6'10 x 6'3 (2.08m x 1.91m)

OUTSIDE

Front and Rear Gardens
Garage and off Road Parking















Main features

- No onward chain
- Open plan kitchen/dining room with french doors opening onto the rear garden
- Duel aspect living room
- Ground floor cloakroom
- Bedroom one with en suite shower room
- Low maintenance, walled sunny rear garden
- Off road parking, EV charging point and long driveway

Nearest Schools

Primary Schools: Yapton CofE Primary 0.2 miles, Barnham Primary 1.4 miles, Walberton and Binsted CofE Primary 1.7 miles

Secondary Schools: St Philip Howard Catholic High

Transport Information

Train Stations: Barnham 1.2 miles, Ford 1.8 miles, Littlehampton 3.2 miles

Address

Bittern Avenue, Yapton, West Sussex, BN18

Directions

For directions to this property please contact us.



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The Property Ombudsman

INVESTORS IN PEOPLE



■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

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