



52 Fordwater Gardens

Yapton, BN18 0HU

£365,000

FAMILY HOME IN A QUIET LOCATION IN THE SIX VILLAGES AREA.
Entrance hall, spacious good-sized living room overlooking the front of the property, stylish fitted kitchen / diner with bifold doors opening onto the back garden, modern utility room / downstairs cloakroom. Upstairs there are three double bedrooms with fitted wardrobes to the main bedroom and modern family bathroom. Outside the enclosed back garden is laid to lawn with ample parking and garage to the front of the property. Near to local schools and a short drive to Barnham with its shops, amenities, mainline train station and transport links to the wider community. Tenure - freehold. Council Tax Band - C. EPC - C.

- Semi-detached house
- Three good-sized bedrooms
- Kitchen / dining room with bifold doors
- Utility / downstairs cloakroom
- Modern family bathroom
- Study area in garage
- Garage and parking
- Enclosed rear garden
- Six Villages location with amenities, shops, schools and transport links
- Short drive to beach and South Downs National Park

Viewing

Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	73	84
(81-91)	B		
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/81/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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