



13 Tacklee Road

Yapton, BN18 0HB

Offers over £350,000

This semi-detached house in the Six Villages offers a perfect blend of comfort and practicality and is conveniently located a short distance from local schools, shops, amenities, Barnham mainline train station and bus routes. The ground-floor accommodation includes: entrance porch; hallway with storage cupboard; fitted kitchen, with range cooker, overlooking the rear garden; spacious living / dining room with patio doors to conservatory plus additional patio doors opening onto the rear garden; useful utility room with plumbing and space for washing machine and tumble-dryer; pantry; cloakroom and inner hallway with rear access door. Upstairs are three good-sized bedrooms, two with built-in cupboards, and the family bathroom with shower over bath. Outside, the property is complemented by a large rear garden, perfect for outdoor activities and relaxation, with area of lawn, mature shrub borders, patio and garden shed. The neat front garden has a small area of lawn, path to main entrance and low-maintenance gravelled area, while the driveway offers parking for up to two vehicles. Tenure - freehold. Council Tax Band - C. EPC - D.

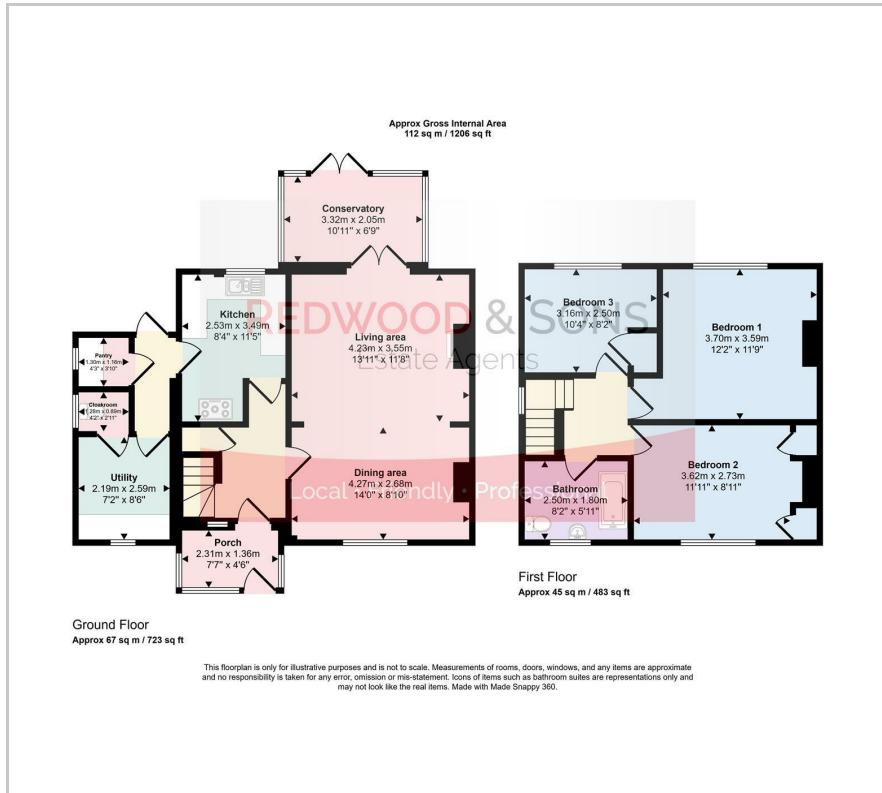
- Semi-detached house
- 3 bedrooms
- Porch
- Kitchen
- Living / dining room
- Conservatory
- Cloakroom
- Utility & Pantry
- Bathroom
- Driveway, front & rear gardens

Viewing

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



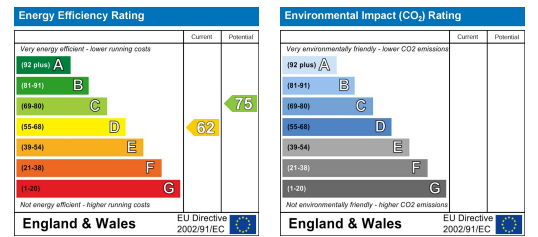
Floor Plan



Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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