

# REDWOOD & SONS

Estate Agents

Local • Friendly • Professional



## 14 Goodhew Close

Yapton, BN18 0JA

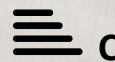
**£325,000**

This delightful three-bedroom semi-detached house offers a perfect blend of comfort and practicality. The ground-floor accommodation includes: hallway with convenient storage cupboard; fitted kitchen equipped with an integrated oven, hob, extractor unit, and dishwasher, along with a door that leads directly to the rear garden; spacious living / dining room with views to both the front and rear of the property; cloakroom. The first floor comprises three well-proportioned bedrooms, two of which benefit from built-in cupboards, providing ample storage space, plus family bathroom with shower over bath. Outside, the enclosed rear garden has an area of lawn, patio, shrub borders, and pond. The property also boasts a driveway with parking for one car and an integral garage, area of lawn and shrub borders. Situated in the popular Six Villages locality with schools, shops, amenities, Barnham mainline train station and bus routes. EPC - C. Council Tax Band - C. Tenure - freehold.

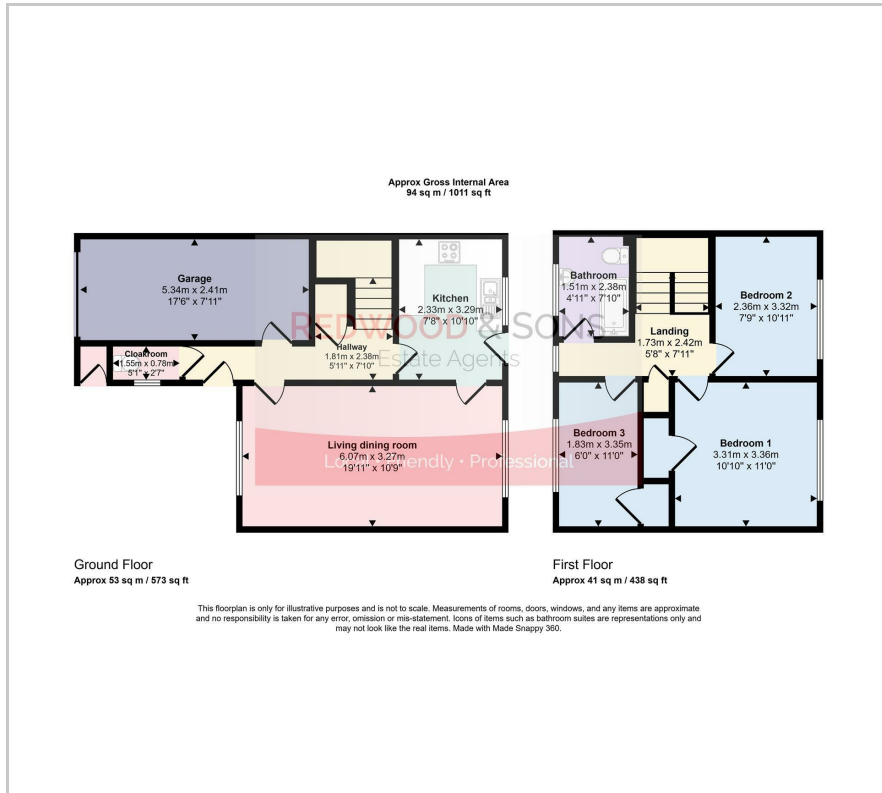
- No chain
- Semi-detached house
- 3 bedrooms
- Kitchen
- Living / dining room
- Cloakroom
- Bathroom
- Garage & driveway
- Front & rear gardens
- Six Villages locality with schools, shops, amenities, Barnham mainline train station & bus routes

### Viewing

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



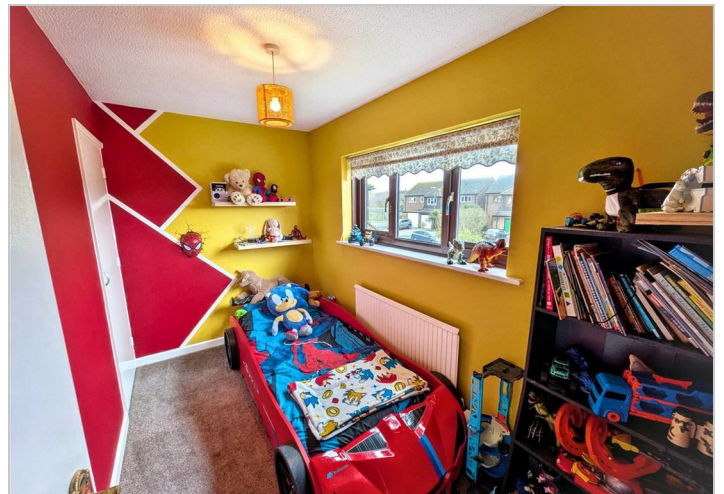
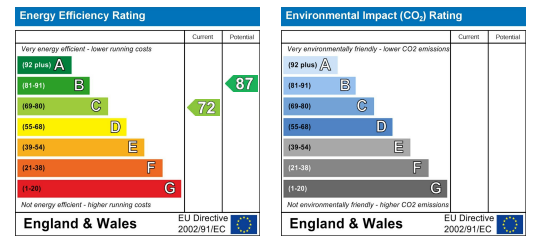
## Floor Plan



## 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.

36 Barnham Road, Barnham, West Sussex, PO22 0ES

01243 551122 office@redwoodandsons.co.uk <https://www.redwoodandsons.co.uk>