



## 5 Foundry Road

Yapton, BN18 0HE

**Offers over £290,000**

**NO CHAIN.** Extended and refurbished to a high standard, this end of terrace house benefits from the following spacious accommodation: entrance hall; stylish fitted kitchen with granite worktops, integrated hob, extractor unit and dishwasher; hallway with access door to side of property and opening to utility area with American-style fridge and freezer plus plumbing and space for washing machine and tumble dryer; good-sized living room with pebble-effect fireplace; dining area with lantern light and bifold doors to rear garden; two double bedrooms, both with built-in cupboards; bathroom with shower over bath. Parking for two cars is available to the front of the property and an additional access door leads to a through-utility area with further door leading to a paved area to the side of the property. The rear garden has a patio, area of lawn, covered decked seating area, further decked area, bar and useful shed. Conveniently situated in the Six Villages locality, close to schools, shops, amenities, bus routes and Barnham mainline train station. EPC – C. Tenure – freehold. Council Tax Band – B.

### Viewing

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

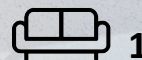
- No chain
- Extended & improved end of terrace house
- Two bedrooms
- Kitchen
- Living room
- Dining room
- Utility room plus additional utility area
- Bathroom
- Parking for 2 cars
- Long rear garden, decked seating area, shed & bar



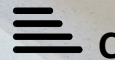
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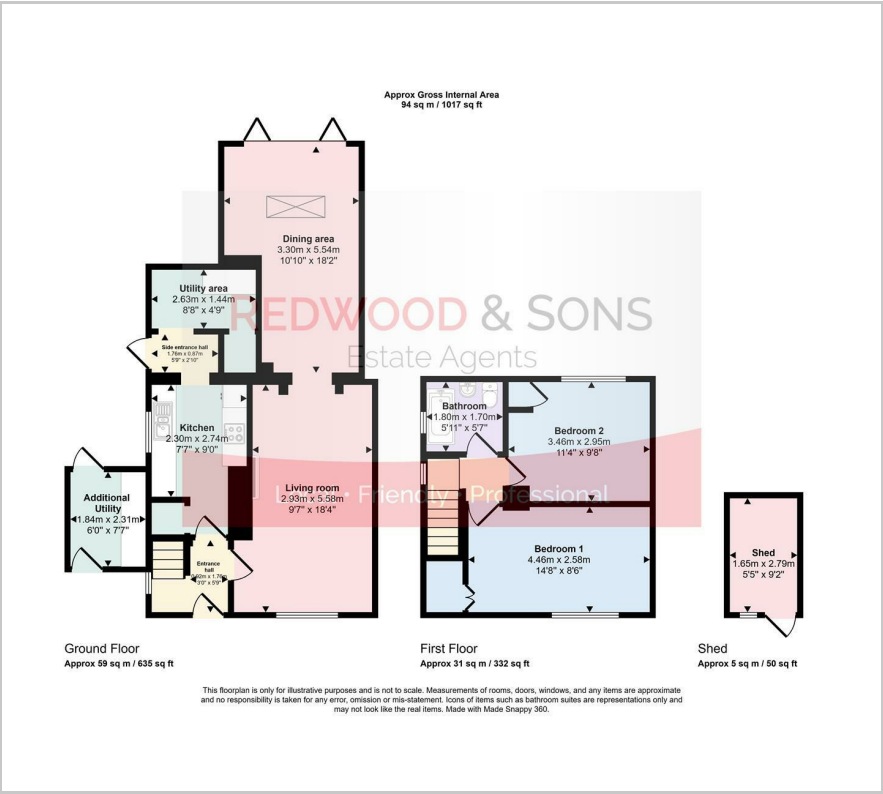
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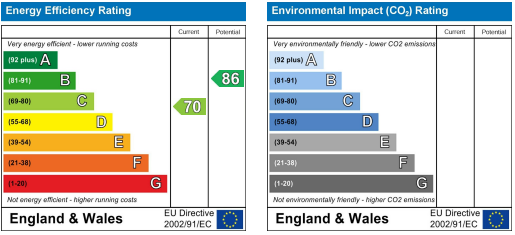
Floor Plan



Area Map



Energy Efficiency Graph



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