



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.



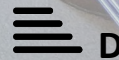
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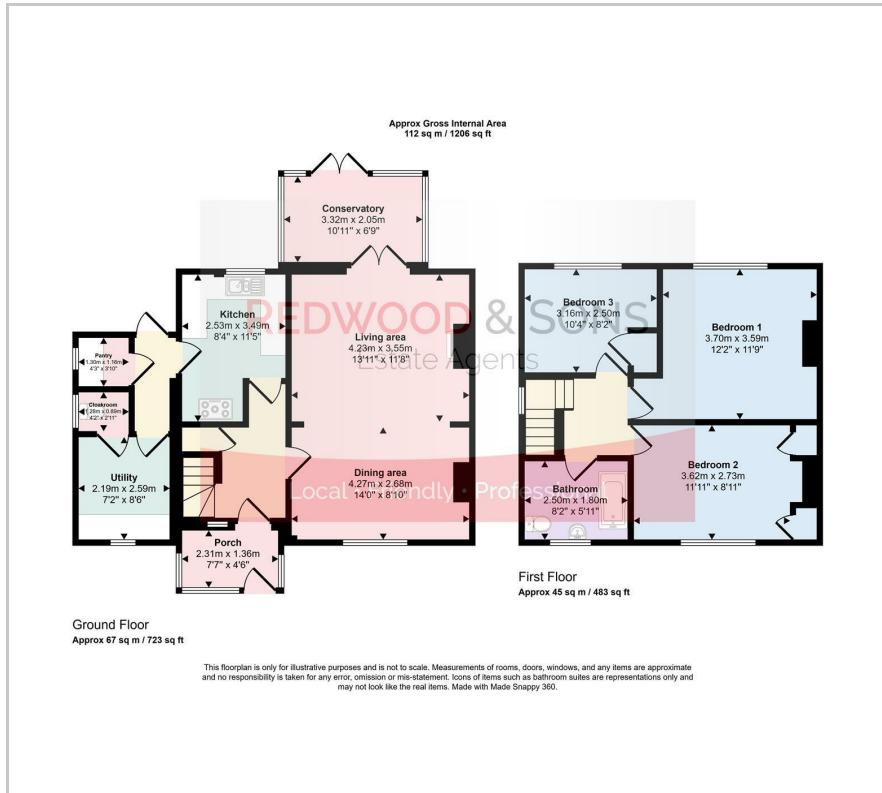


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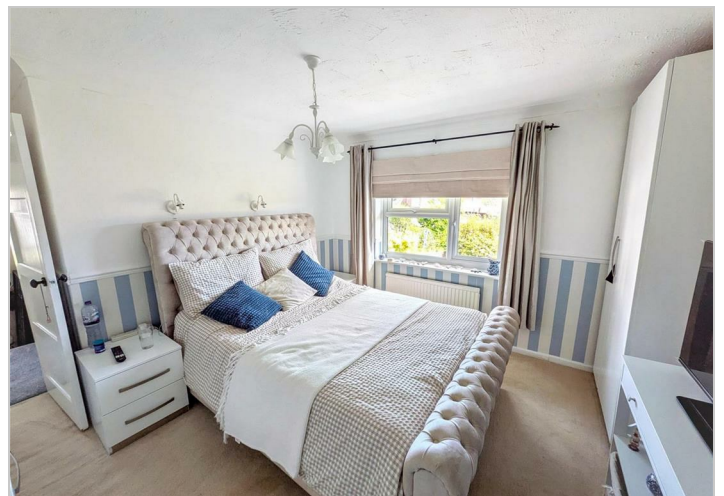
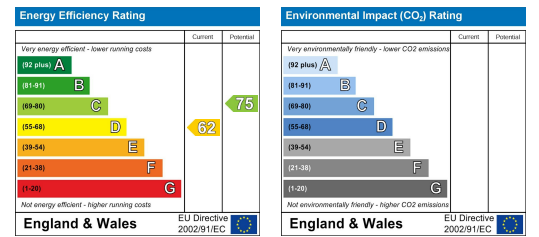
Floor Plan



Area Map



Energy Efficiency Graph



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