REDWOOD & SONS
Estate Agents

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# 2A West View Drive

Yapton, BN18 0JR

## Offers over £350,000

VACANT POSSESSION - NO CHAIN. The current accommodation includes: hallway with two storage cupboards; fitted kitchen with integrated mircowave, oven, hob, extractor unit, plumbing for washing machine and dishwasher, door to conservatory with access door to rear garden; spacious living room overlooking the front and side of the property; two double bedrooms, both with fitted wardrobes; bathroom with separate shower; cloakroom. Outside there is a neat area of lawn and driveway for two cars in front of the single garage with electric up-and-over door, providing additional storage or parking options plus access door to rear garden. A path to the left-hand side of the property leads to a gate providing access to the rear garden which has a small patio, decked seating area, shrub borders, area of lawn and shed. Situated in the popular Six Villages locality with schools, shops, amenities, Barnham mainline train station and bus routes. Tenure - freehold. Council Tax Band - D. EPC - C.

- Detached bungalow - 1980's
- Two double bedrooms with fitted wardrobes
- Kitchen
- Living room
- Conservatory
- Bathroom
- Cloakroom
- Garage & driveway
- Front & rear gardens
- Close to shops, schools, amenities, doctors' surgery, 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.

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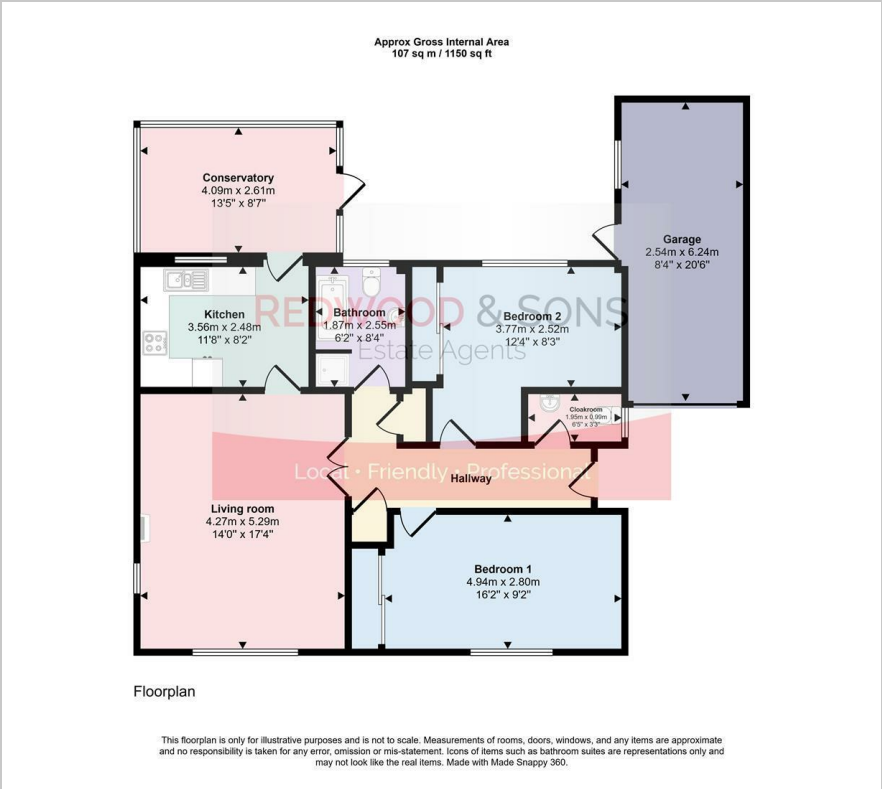
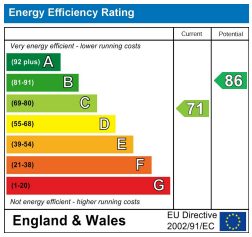
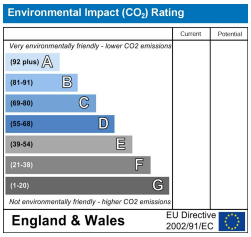
## Floor Plan




## Area Map

## Energy Efficiency Graph



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