



## 8 Briar Close

Church Road, Yapton, BN18 0ES

**£410,000**

VACANT POSSESSION. TASTFULLY REFURBISHED. STUNNING FEATURE REAR GARDEN. This detached bungalow has been tastefully refurbished throughout and features useful entrance porch; hallway with storage cupboards; newly fitted kitchen with integrated double-oven, extractor unit, hob, slim-line dishwasher, plumbing for washing machine and door to utility area with two access doors to the front and rear of the property. The living room overlooks the front of the property and opens onto the conservatory with access door to rear garden. There are two good-sized bedrooms, one currently used as a dining room and stylish refitted shower room. Situated in a peaceful location, with a neat front garden, this bungalow offers parking for two vehicles on the driveway in front of the attached single garage, ensuring convenience for you and your visitors. The stunning rear garden is a particular feature of the property with a good-sized area of lawn, two raised flowerbeds, mature shrub borders and a large patio area perfect for relaxing with friends and family. In addition there is provision for power for a shed/summerhouse/water-feature. Situated in the popular Six Villages locality with schools, shops, amenities, Barnham mainline train station and bus routes to the wider community. EPC - D. Tenure - freehold. Council Tax Band - D.

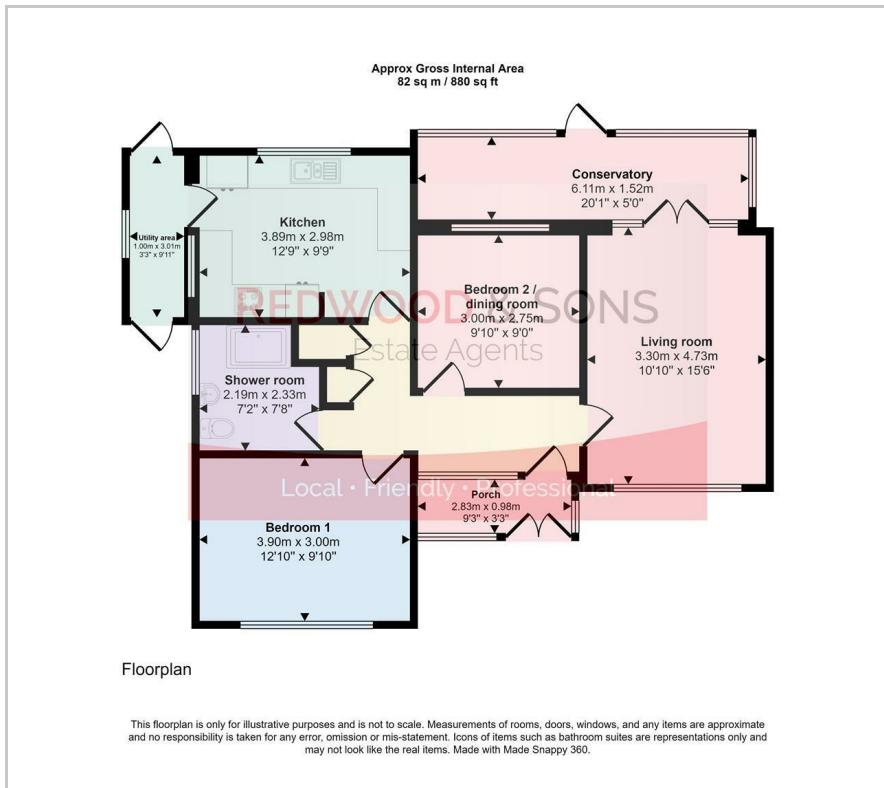
- Detached bungalow
- Two bedrooms
- Refitted kitchen
- Living room
- Conservatory
- Refitted shower room
- Utility area
- Single garage and driveway
- Feature rear garden
- Six Villages locality - schools, mainline train station, shops, amenities, bus routes

### Viewing

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



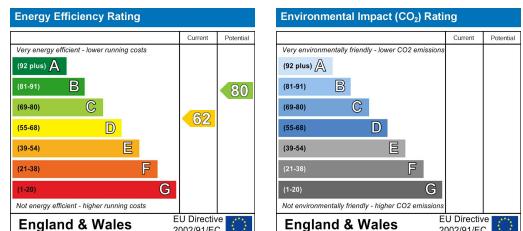
## Floor Plan



## 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.

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