

REDWOOD & SONS

Estate Agents

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11 Horseshoe Way

Yapton, BN18 0XR

This immaculate nearly new detached house on Horseshoe Way offers a perfect blend of modern living and comfort. Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient cloakroom. The heart of the home is the stylish fitted kitchen / dining room, featuring elegant granite worktops and high-quality integrated appliances, including a double oven, hob and extractor unit. The space is further enhanced by patio doors that open onto the rear garden, creating a seamless connection between indoor and outdoor living. A further door leads to the utility room with plumbing and space for washing machine and tumble-dryer plus rear access door. The good-sized living room, which overlooks the front and side of the property, provides a bright and airy atmosphere, perfect for relaxation. The first floor accommodation is equally impressive, with a spacious main bedroom suite that includes built-in wardrobes and ensuite shower room. Two additional double bedrooms offer ample space for family or guests, complemented by a family bathroom that features a shower over the bath. Outside, the property a neat front garden with shrub borders frames the path to the main entrance. The driveway, with gate access to rear garden, accommodates parking for up to three vehicles in front of the detached single garage with access door to the enclosed rear garden, featuring a patio area, well-maintained lawn and raised flowerbeds, perfect for gardening enthusiasts. Situated in the Six Villages locality with schools, shops, amenities, Barnham mainline train station and bus routes. EPC - B. Council Tax Band - D. Tenure - freehold. Estate Management Fees - £396.96 (approximately, per annum).

Offers over £475,000

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- Detached house
- Living room
- Bathroom
- Six Villages locality with shops, schools, Barnham mainline train station & bus routes
- 3 bedrooms
- Utility
- Ensuite shower room
- Kitchen / dining room
- Cloakroom
- Garage, driveway, front & rear gardens

Entrance hall

6'6" x 6'5" (1.99 x 1.97)

Kitchen / dining room

10'1" x 17'10" (3.08 x 5.44)

Living room

9'11" x 17'11" (3.03 x 5.47)

Utility

6'5" x 5'3" (1.98 x 1.61)

Cloakroom

3'4" x 5'1" (1.02 x 1.55)

Bedroom 1

10'3" x 9'3" (3.14 x 2.83)

Ensuite shower room

6'7" x 6'0" (2.01 x 1.84)

Bedroom 2

10'2" x 9'3" (3.12 x 2.83)

Bedroom 3

10'3" x 8'2" (3.13 x 2.50)

Bathroom

6'8" x 5'11" (2.04 x 1.82)

Garage

9'8" x 17'7" (2.97 x 5.36)

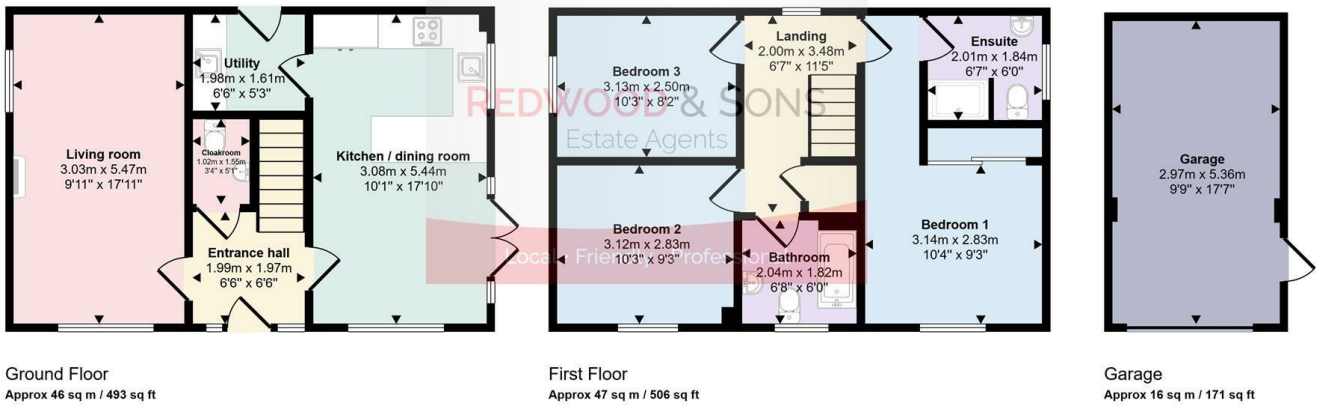


Directions



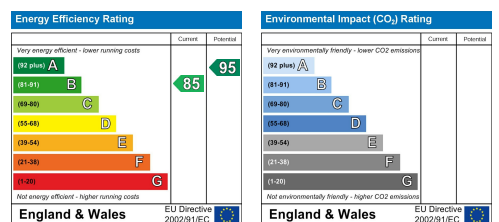
Floor Plan

Approx Gross Internal Area
109 sq m / 1170 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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Reviews

Simon and Philippa were amazing, sold my property to completion in just under six weeks start to finish, very easy to communicate with always listened and gave very good advice. If you are selling your property or buying a new one these are the people you need to contact in the first instance you won't be disappointed.. Very happy customer thank you Simon and Philippa.

by Diana Collins (Vendor)

Simon and Philippa were so helpful throughout! Buying our house with Redwood and Sons made the scary process of being a first time buyer easy and stress free. Simon was always at the end of the phone and helped with any questions we had. Would definitely recommend to anyone.

by Maisy (Buyer)

Honest and open service. Knowledgeable and informative, very helpful in every aspect of the purchase. I would thoroughly recommend Simon and Philippa.

by Mark Garaty (Buyer)

Highly recommend Redwood & Sons. Simon and Philippa were very helpful, always returned calls and sorted any issues promptly. Thank you to both of them.

by Mrs A (Buyer)

Redwood & Sons were nothing short of spectacular. Excellent communication and genuine care. The team kept me informed all the way. I highly recommend Redwood & Sons, it doesn't matter where your property is, these guys are the best out there to sell it for you. With other Estate Agents, you have to do the chasing but not with Redwood & Sons, they were superb. I knew I was in safe hands. Thank you team Redwood & Sons, I am truly grateful.

by Mr B (Vendor)

Clear and rational explanation of recommended selling price. Swift, attractive and accurate production of comprehensive details for prospective buyers. Immediate accompanied viewings and sale completed within three months! Thank you very much - I couldn't have asked for better service.

by Jane R (Vendor)

Simon and Philippa were great!! Buying our house with Redwood and Sons was great, Simon was always at the end of the phone and helped with any questions we had. We first called about another property but Simon had a better one which was perfect for us and managed to get a viewing lined up almost straight away. Buying within the Stamp Duty holiday was stressful but made easier by the service provided from Redwood and Sons. We are now in our forever home but if we do decide to move in the future we will be knocking on Redwood and Sons door. Would most definitely recommend to anyone.

by Jamie & Rachel (Buyer)