

# REDWOOD & SONS

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## 11 Kings Close

Yapton, BN18 0EX

**£340,000**

Charming semi-detached townhouse in cul-de-sac location offering a perfect blend of modern living and comfort. With accommodation set over three floors, the ground-floor includes: entrance hall; fitted kitchen overlooking the front of the property, with integrated oven, microwave, hob, extractor unit, dishwasher, washing machine and fridge/freezer; spacious living / dining room with patio doors that lead directly to the rear garden; cloakroom. The first-floor includes: two double bedrooms, one with built-in cupboard and family bathroom with shower over bath. Completing the internal accommodation is the second-floor double bedroom with two cupboards and ensuite shower room, with an additional storage cupboard located on the landing. Outside to the front a path leads to the main entrance, with shrub borders to either side, plus path to the side of the property leading to gate access to rear garden which has an area of lawn, small patio and storage shed. In addition, there is a carport and driveway to accommodate two cars. Six Villages locality with shops, schools, amenities, Barnham mainline train station and bus routes. 4-year NHBC warranty and insurance. EPC - B. Tenure - freehold. Council Tax Band - D.

- No chain
- Semi-detached town-house
- 3 bedrooms
- Kitchen
- Living / dining room
- Ensuite shower room
- Family bathroom
- Cloakroom
- Carport, driveway & garden
- Six Villages locality with shops, schools, amenities, 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.



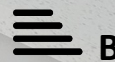
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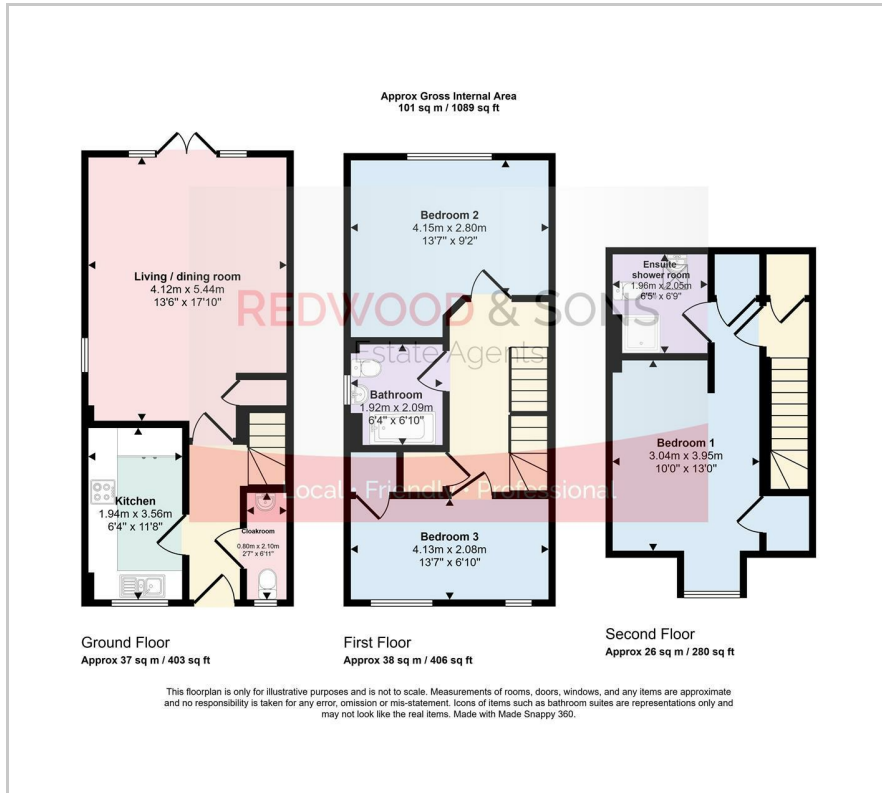


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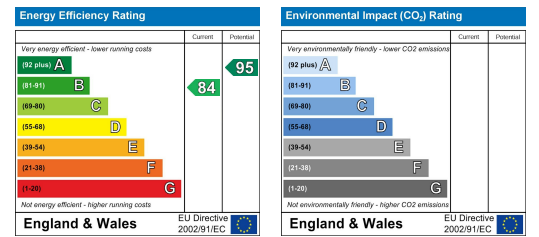
## Floor Plan



## 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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