



## Ferncroft Burndell Road

Yapton, BN18 0HR

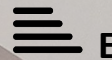
**£425,000**

NO CHAIN. Conveniently located a short distance from Barnham Village this detached bungalow is being sold with vacant possession. Benefits include: entrance hall; hallway with storage cupboard; fitted kitchen with built-in hob, extractor unit, double oven, space and plumbing for washing machine plus door to useful lobby with doors leading to the front and rear of the property; spacious living room with fireplace, hatchway to kitchen and sliding doors opening onto the rear garden; two double bedrooms, both overlooking the front of the property with bay windows and built-in wardrobes; bathroom; shower-room. One of the standout features of this property is the extensive parking available, accommodating up to five vehicles on the block-paved driveway leading to the detached garage, offering additional storage or workshop space. The south-facing rear garden boasts a good-sized lawn, perfect for family activities, along with a patio area for al fresco dining or simply enjoying the sunshine, plus garden shed. A short distance from the amenities of Barnham Village, including shops, schools, mainline train station and bus routes. EPC - E. Tenure - freehold. Council Tax Band - D.

- Detached bungalow with vacant possession
- Two double bedrooms
- Kitchen
- Living / dining room
- Bathroom
- Shower room
- Lobby
- Detached garage & parking for 4 cars
- South-facing rear garden
- Close to Barnham Village amenities, shops, schools, mainline train station & bus routes

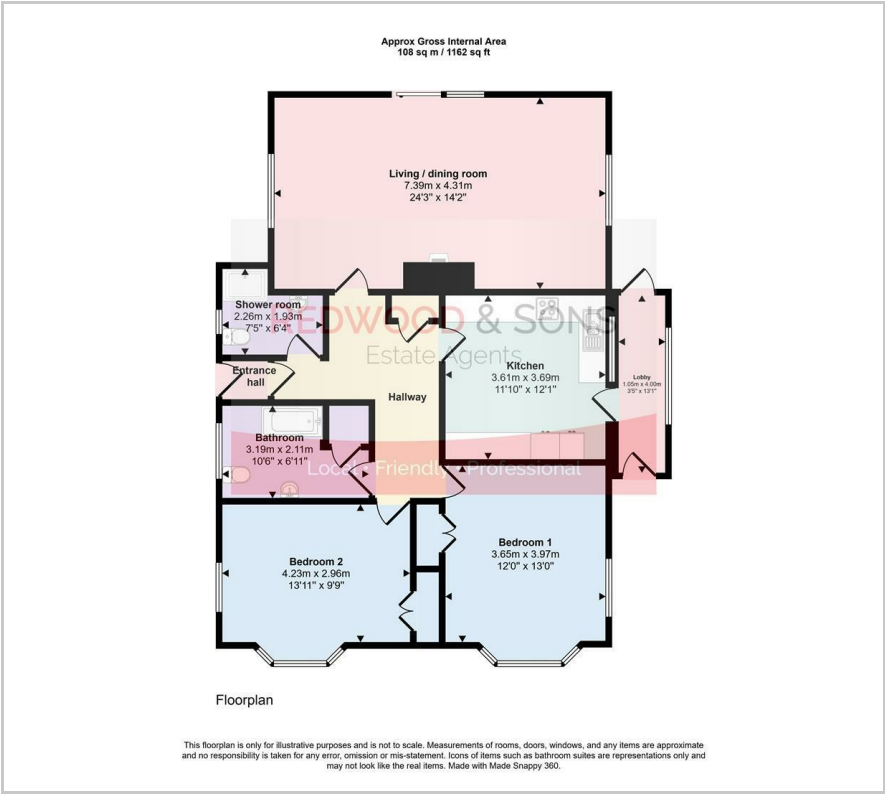
### Viewing

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





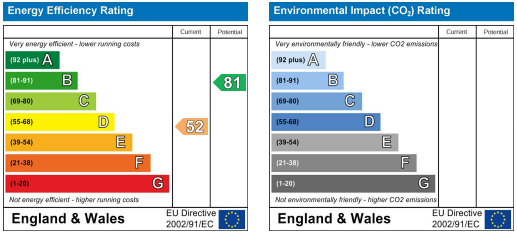
Floor Plan



Area Map



Energy Efficiency Graph



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