

# REDWOOD & SONS

Estate Agents

Local • Friendly • Professional



## 7 Downview Close

Yapton, BN18 0LD

**Offers over £275,000**

Situated in the popular Six Villages locality, this well-presented three-bedroom mid-terrace house offers a perfect blend of comfort and practicality. Accommodation includes: entrance porch; entrance hall; spacious living / dining room with useful storage cupboard and patio door to rear garden; fitted kitchen with integrated oven, hob, and extractor unit, along with ample space and plumbing for washing machine and tumble dryer; three bedrooms all with built-in cupboards, ensuring plenty of storage space; thoughtfully designed bathroom with L-shaped shower/bath. Additional benefits include hardwood flooring to the ground-floor plus under-floor heating. Outside, the property boasts a low-maintenance front garden, while the rear garden has been landscaped to include two patios, area of lawn, raised flower beds, plus two brick-built outbuildings, perfect for storage / workshop usage. A single garage is available in a separate block. Conveniently located close to schools, shops, amenities, Barnham mainline train and bus routes. Tenure - freehold. Council Tax Band - C. EPC - TBC.

- Mid-terrace house
- 3 bedrooms
- Entrance porch
- Kitchen
- Living / dining room
- Bathroom
- Garage in separate block
- Low maintenance front garden
- Landscaped rear garden
- Six Villages locality with schools, shops, amenities, mainline train station & bus routes

### Viewing

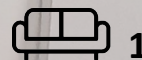
Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.



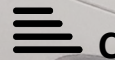
3



1

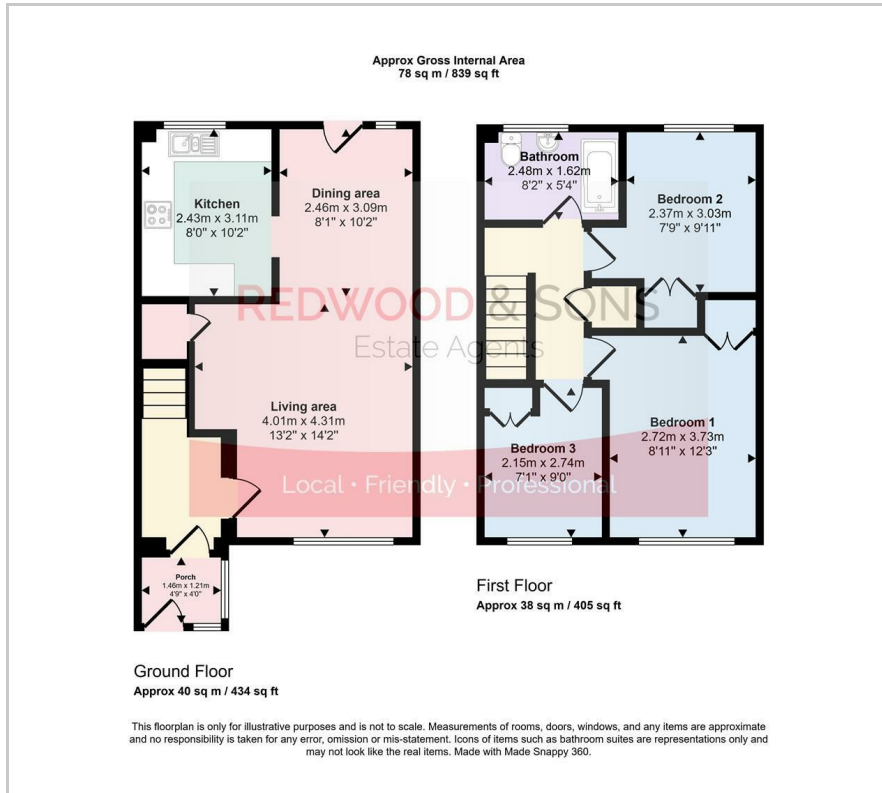


1



C

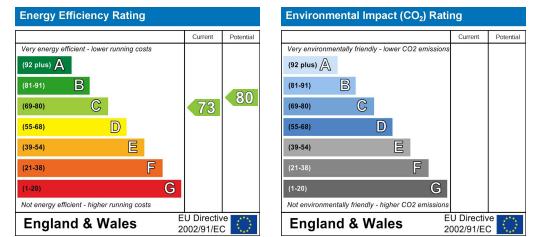
## Floor Plan



## 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.

36 Barnham Road, Barnham, West Sussex, PO22 0ES

01243 551122 office@redwoodandsons.co.uk <https://www.redwoodandsons.co.uk>