



## 7 Downview Close

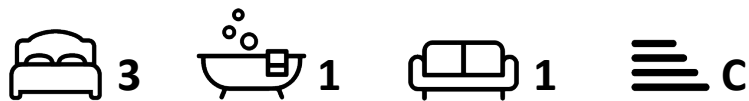
Yapton, BN18 0LD

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.

**£292,500**

# 7 Downview Close

Yapton, BN18 0LD



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

## Porch

4'9" x 3'11" (1.46 x 1.21)

## Bathroom

8'1" x 5'3" (2.48 x 1.62)

## Living area

13'1" x 14'1" (4.01 x 4.31)

## Dining area

8'0" x 10'1" (2.46 x 3.09)

## Kitchen

7'11" x 10'2" (2.43 x 3.11)

## Bedroom 1

8'11" x 8'11" (2.72 x 2.74)

## Bedroom 2

7'9" x 9'11" (2.37 x 3.03)

## Bedroom 3

7'0" x 8'11" (2.15 x 2.74)



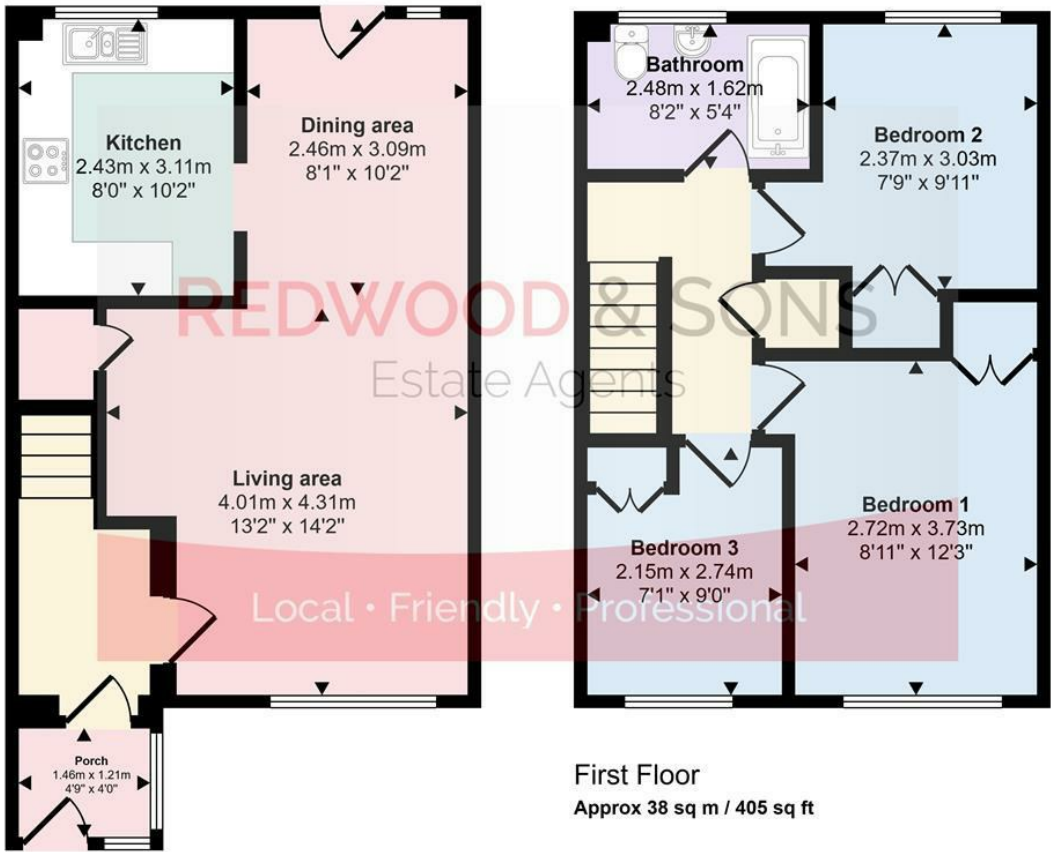
## Directions





Floor Plan

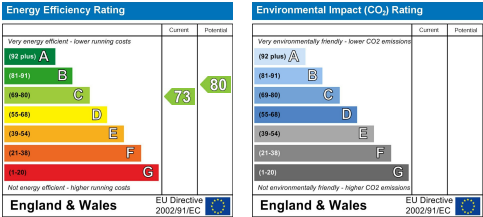
Approx Gross Internal Area  
78 sq m / 839 sq ft



**Ground Floor**  
Approx 40 sq m / 434 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 firms 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