



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

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

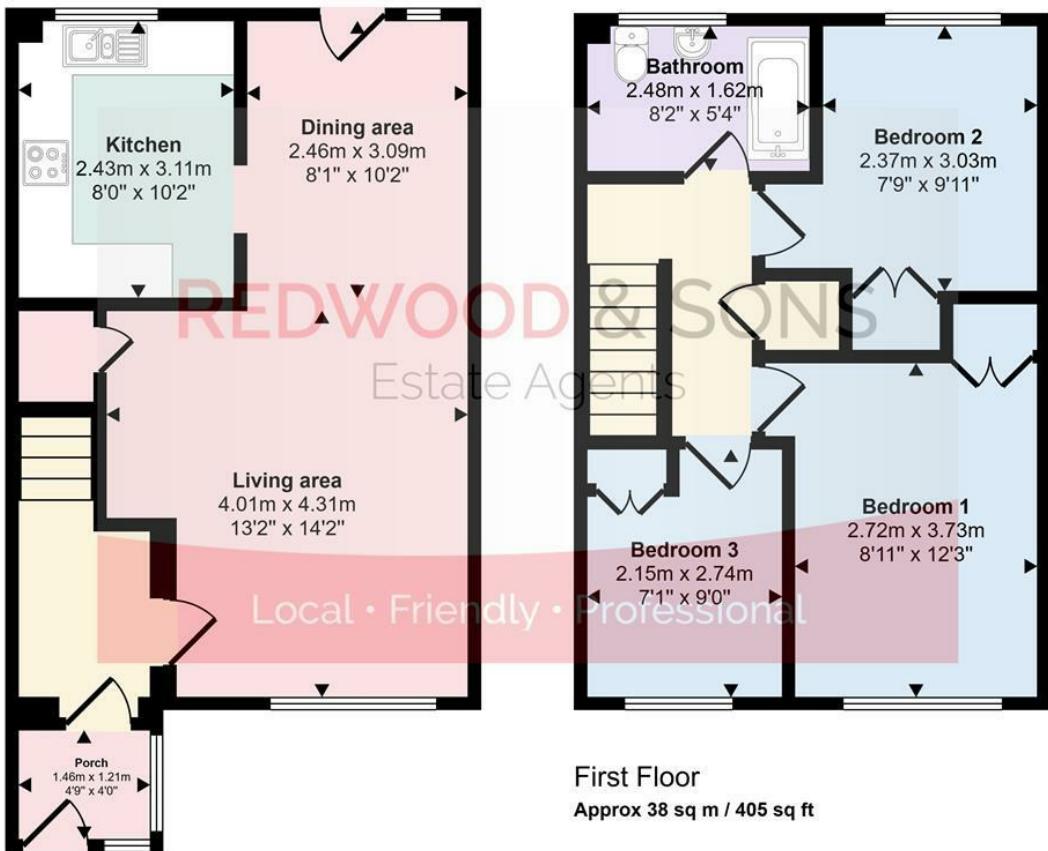


Directions



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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