



## 7 Downview Close

Yapton, BN18 0LD

**£292,500**

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

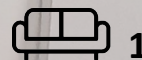
Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.



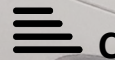
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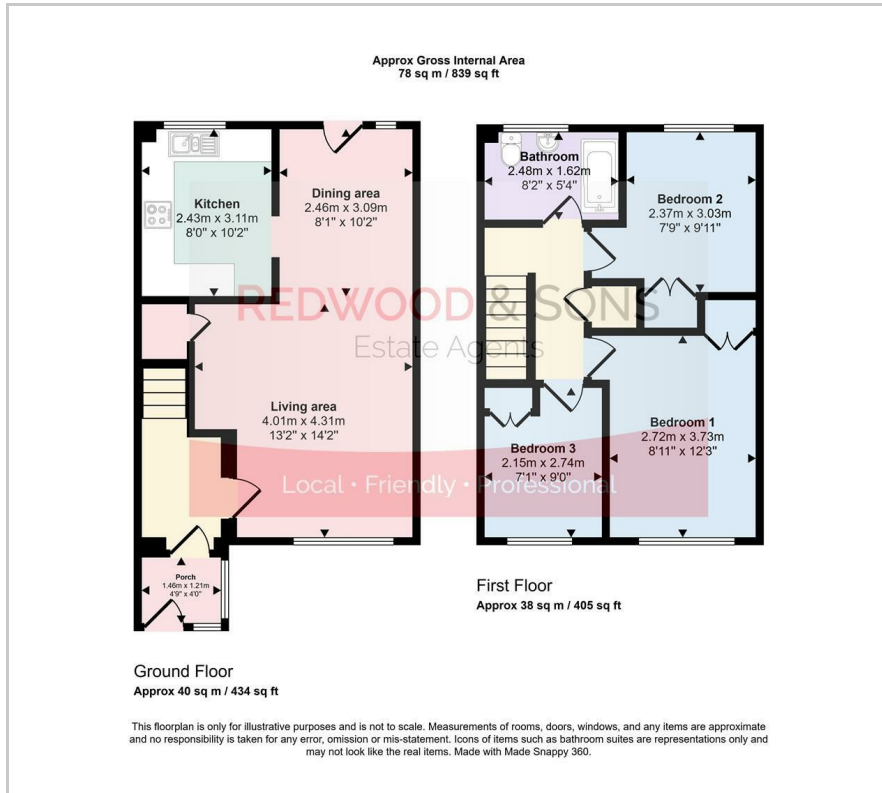


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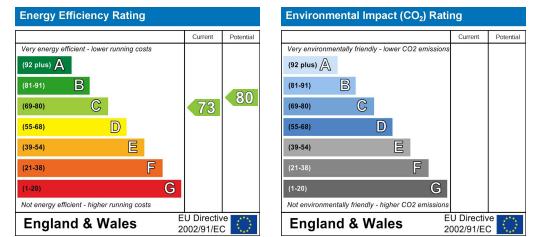
## Floor Plan



## Area Map



## Energy Efficiency Graph



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