



11 The Towpath

Yapton, BN18 0FW

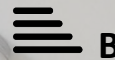
Asking price £337,500

IMMACULATE MODERN FAMILY HOME WITH LANDSCAPED FEATURE REAR GARDEN. Offering a perfect blend of modern comfort in a quiet position within the popular Six Villages locality, providing easy access to schools, shops, amenities, Barnham mainline train station and bus routes, this property benefits from: entrance hall; modern fitted kitchen overlooking the front of the property; spacious living / dining room with useful storage cupboard and patio doors opening onto the rear garden; three good-sized bedrooms, one with ensuite shower room; family bathroom. Outside to the front there are two pebbled borders, path to main entrance, side access gate to rear garden, driveway with parking for one vehicle in front of the single garage, with access door to the feature rear garden, which has been tastefully landscaped with generous area of lawn and patio, ideal for entertaining family and friends. The garage loft has been boarded and insulated to provide additional useful storage space. EPC - B. Council Tax Band - C. Tenure - freehold. Management service charge - £210 per annum.

- Semi-detached house
- Three bedrooms
- Modern fitted kitchen
- Living / dining room
- Ensuite shower room
- Family bathroom
- Cloakroom
- Garage & driveway
- Landscaped rear garden
- Six Villages location with schools, shops, amenities, Barnham 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.



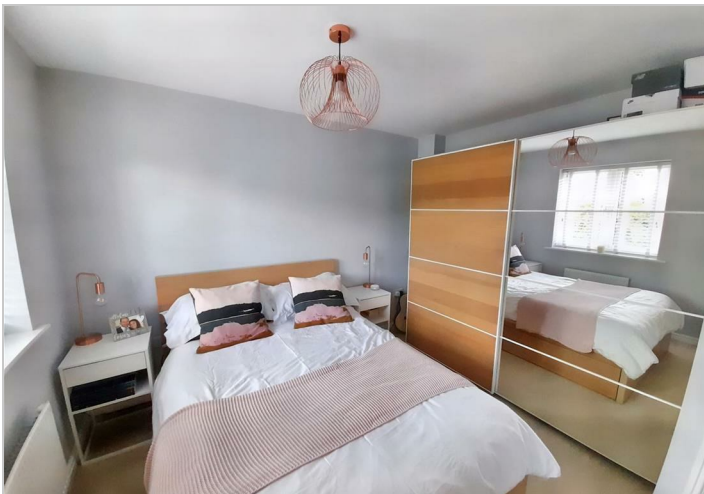
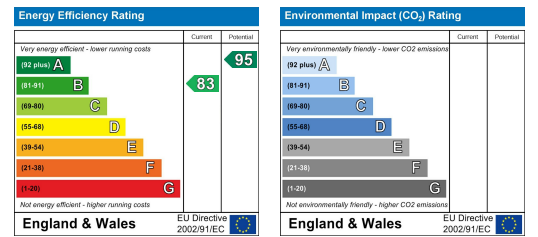
Floor Plan



Area Map



Energy Efficiency Graph



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.

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