



## 4 The Pines

Yapton, BN18 0EG

**Offers in excess of £435,000**

MUCH-IMPROVED FAMILY HOME. FLEXIBLE ACCOMMODATION. SIX VILLAGES LOCALITY. Benefits include; entrance porch; entrance hall; living room with feature fireplace and working fire; modern fitted kitchen / dining room opening onto garden room with patio doors to rear garden, log burner and door to ground-floor bedroom; downstairs shower room; cloakroom; four first-floor bedrooms two with built-in / fitted wardrobes; family bathroom with bath and separate walk-in shower. Additional benefits: replacement double-glazed windows and doors fitted throughout; replacement boiler fitted 2021; shutters to front windows; wood-block flooring to ground-floor hallway; tiled kitchen floor; laminate flooring to garden room. Outside to the front there is parking for two cars, mature shrub border and storage to the front of the original garage. The rear garden is fully enclosed with a good-sized area of lawn, decked seating area, paved patio and garden shed. Close to local amenities, shops, schools, mainline train station in Barnham and bus links to the wider community. EPC - D. Tenure - freehold. Council Tax Band - E.

- Link-detached much-improved family home
- 5 bedrooms - (1 ground-floor bedroom)
- Modern fitted kitchen / dining room
- Living room
- Garden room
- Stylish family bathroom
- Downstairs shower room
- Cloakroom
- Driveway & part garage store
- Six Villages location - shops, schools, amenities, mainline 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.



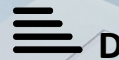
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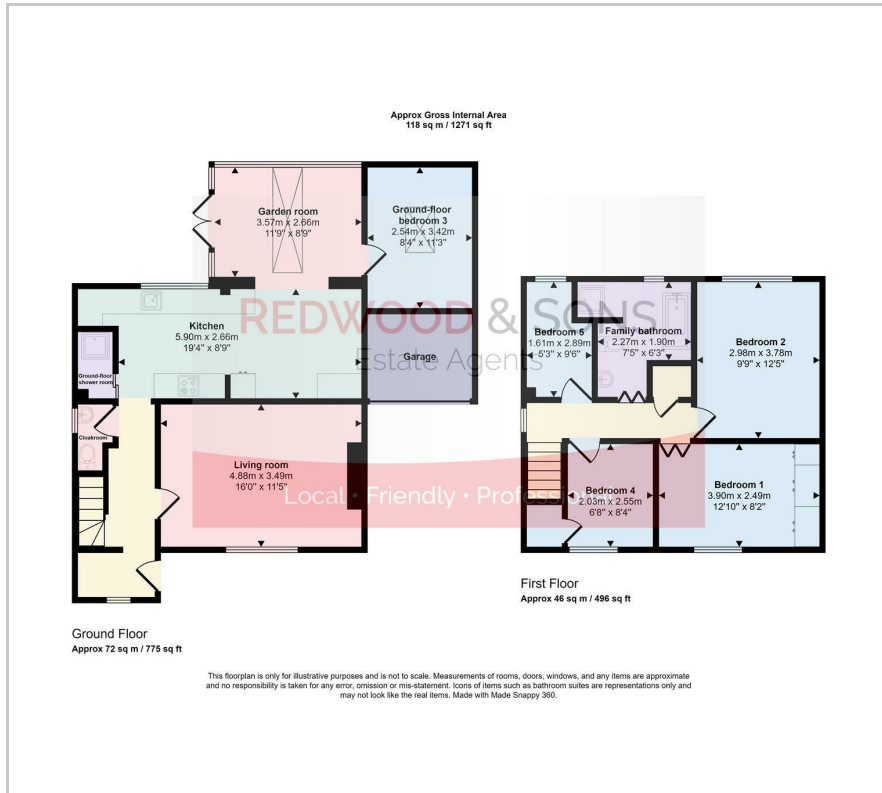


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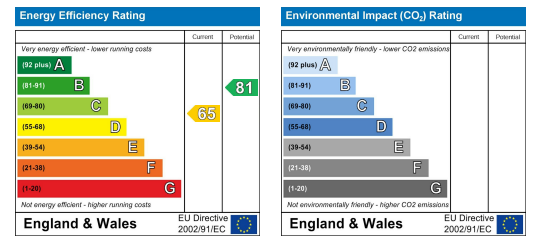
## Floor Plan



## Area Map



## Energy Efficiency Graph



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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