

# REDWOOD & SONS

Estate Agents

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## 22 Park Drive

Yapton, BN18 0JF

Situated in an established cul-de-sac, this delightful detached chalet bungalow offers a perfect blend of space, style, and comfort. This property features a total of 4 bedrooms and 2 bathrooms, providing ample room for a growing family or visiting guests. Living accommodation includes entrance porch; hallway; bright and airy open-plan modern fitted kitchen / living / dining room with patio doors opening onto the rear garden, plus additional separate living room with bay window overlooking the front of the property. There are three well-appointed ground-floor bedrooms (one currently being used as a study) and family bathroom, with the main bedroom being located on the first-floor complete with built-in wardrobe, eaves storage and ensuite shower room. Outside to the front is an area of lawn, path to main entrance, driveway with parking for two cars plus single garage. The secluded west-facing rear garden has been well-maintained with neat good-sized area of lawn, spacious patio ideal for entertaining family and friends, plus raised flower-beds within a pebbled border. In addition there is a large timber shed, brick-built garden store and wooden storage facility. Situated in the sought-after Six Villages location, this property offers easy access to schools, shops, amenities, Barnham mainline train station, and bus routes, ensuring that everything you need is within reach. Tenure - freehold. EPC - C. Council Tax Band - E.

**£495,000**

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# 22 Park Drive

Yapton, BN18 0JF



- Detached chalet bungalow
- Separate living room
- Garage & driveway with parking for 2 cars
- Six Villages location with schools, shops, amenities, Barnham mainline train station & bus routes
- 4 bedrooms
- Family bathroom
- Cul de sac location
- Open-plan kitchen / living / dining room
- Ensuite shower room
- West-facing rear garden

## Porch

6'4" x 6'9" (1.94 x 2.07)

## Living room

12'7" x 14'0" (3.86 x 4.28)

## Kitchen area

6'3" x 14'2" (1.91 x 4.34)

## Dining area

12'4" x 7'3" (3.76 x 2.22)

## Living area

12'6" x 14'8" (3.82 x 4.49)

## Bedroom 2

12'5" x 12'0" (3.80 x 3.68)

## Bedroom 3

12'4" x 8'1" (3.76 x 2.47)

## Bedroom 4 / study

8'11" x 9'3" (2.74 x 2.84)

## Bathroom

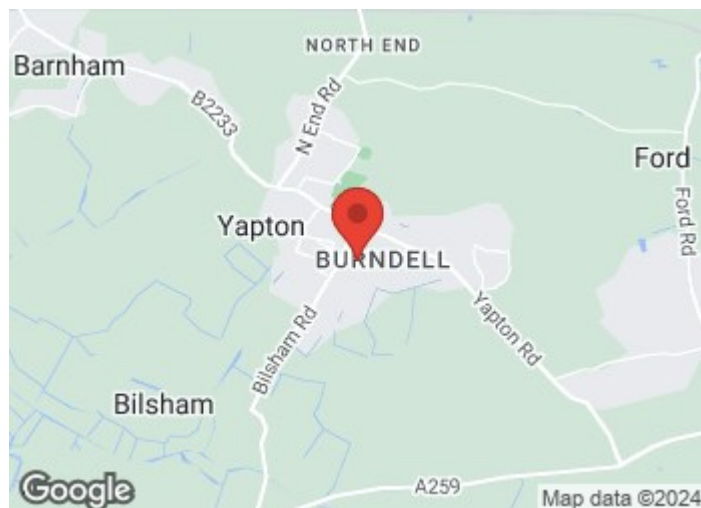
7'11" x 6'3" (2.42 x 1.92)

## Bedroom 1

9'9" x 16'9" (2.98 x 5.12)

## Ensuite shower room

6'8" x 6'11" (2.05 x 2.11)

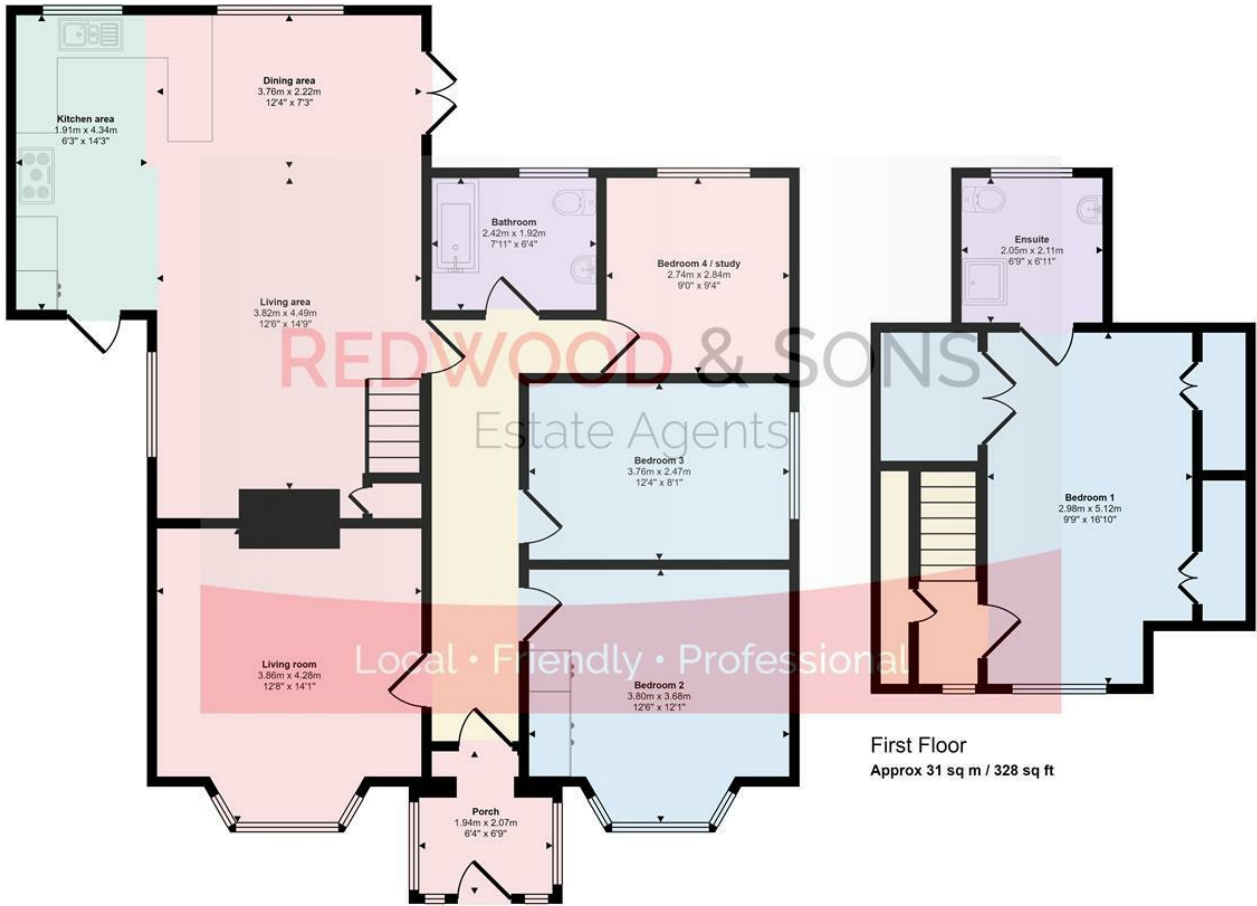


## Directions



# Floor Plan

Approx Gross Internal Area  
134 sq m / 1443 sq ft

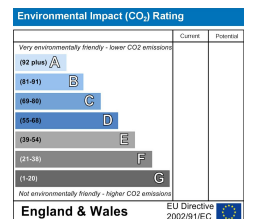
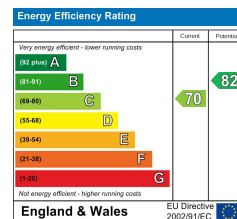


First Floor  
Approx 31 sq m / 328 sq ft

Ground Floor  
Approx 104 sq m / 1114 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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## Reviews

Simon and Philippa were amazing, sold my property to completion in just under six weeks start to finish, very easy to communicate with always listened and gave very good advice. If you are selling your property or buying a new one these are the people you need to contact in the first instance you won't be disappointed.. Very happy customer thank you Simon and Philippa.

*by Diana Collins (Vendor)*

Simon and Philippa were so helpful throughout! Buying our house with Redwood and Sons made the scary process of being a first time buyer easy and stress free. Simon was always at the end of the phone and helped with any questions we had. Would definitely recommend to anyone.

*by Maisy (Buyer)*

Honest and open service. Knowledgeable and informative, very helpful in every aspect of the purchase. I would thoroughly recommend Simon and Philippa.

*by Mark Garaty (Buyer)*

Highly recommend Redwood & Sons. Simon and Philippa were very helpful, always returned calls and sorted any issues promptly. Thank you to both of them.

*by Mrs A (Buyer)*

Redwood & Sons were nothing short of spectacular. Excellent communication and genuine care. The team kept me informed all the way. I highly recommend Redwood & Sons, it doesn't matter where your property is, these guys are the best out there to sell it for you. With other Estate Agents, you have to do the chasing but not with Redwood & Sons, they were superb. I knew I was in safe hands. Thank you team Redwood & Sons, I am truly grateful.

*by Mr B (Vendor)*

Clear and rational explanation of recommended selling price. Swift, attractive and accurate production of comprehensive details for prospective buyers. Immediate accompanied viewings and sale completed within three months! Thank you very much - I couldn't have asked for better service.

*by Jane R (Vendor)*

Simon and Philippa were great!! Buying our house with Redwood and Sons was great, Simon was always at the end of the phone and helped with any questions we had. We first called about another property but Simon had a better one which was perfect for us and managed to get a viewing lined up almost straight away. Buying within the Stamp Duty holiday was stressful but made easier by the service provided from Redwood and Sons. We are now in our forever home but if we do decide to move in the future we will be knocking on Redwood and Sons door. Would most definitely recommend to anyone.

*by Jamie & Rachel (Buyer)*