



## 52 Navigation Drive

Yapton, BN18 0FS

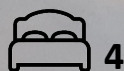
**Asking price £425,000**

DETACHED FAMILY HOME WITH GARAGE & PARKING. Occupying a corner plot and overlooking an attractive green-space area, the accommodation includes: entrance hall with understairs storage cupboard; cloakroom; fitted kitchen / dining room with integrated double-oven, hob and extractor unit, plumbing for washing machine and dishwasher plus patio doors to rear garden and access door to driveway; spacious living room with feature bay area; landing with storage cupboard; four good-sized bedrooms, one with ensuite shower room; family bathroom with shower over bath. The driveway and garage are to the rear of the property. Outside to the front is a neat garden with lawn, mature shrub borders, path to main entrance and access gate to rear garden which has a good-sized area of lawn, patio, pebbled area, shrub borders, raised vegetable patch, greenhouse and garden shed. Situated in the popular Six Villages locality with shops, schools, amenities, Barnham mainline train station and bus routes. Estate management charge - £261.57 2024. EPC - B. Tenure - freehold. Council Tax Band - E.

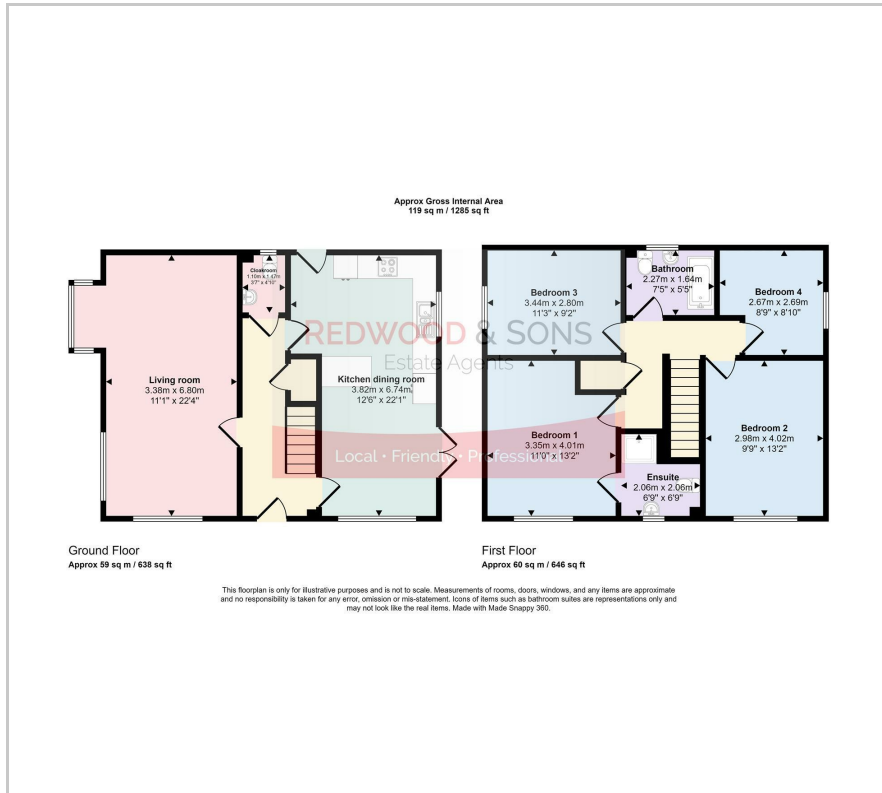
- Detached house
- 4 bedrooms
- Fitted kitchen / dining room
- Living room
- Ensuite shower room
- Family bathroom
- Cloakroom
- Garage & driveway
- Front & rear gardens
- Six Village locality with shops, schools, amenities, Barnham mainline train station & bus routes

### Viewing

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



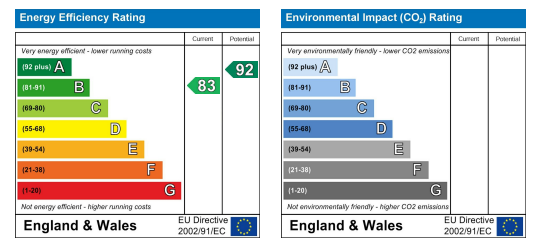
## Floor Plan



## Area Map



## Energy Efficiency Graph



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