



## 2 Briar Close

Church Road, Yapton, BN18 0ES

**Asking price £395,000**

SOUGHT-AFTER AREA. Situated in a peaceful location, this detached bungalow benefits from the following accommodation: entrance hall with storage cupboard; fitted kitchen / dining room with integrated oven, hob, extractor unit, dishwasher, washer/dryer, fridge and freezer plus access door to rear garden; spacious living room with bay window overlooking the front garden; two double bedrooms; bathroom with shower over bath; cloakroom. The property is approached via a gate with steps and path leading to main entrance with lawn to either side and shrub borders. An additional path to the left-hand side provides gate access to the side of the property opening onto the secluded rear garden with good-sized area of lawn, patio and additional gate providing access to the detached garage which has an up-and-over door, window and side door. Within the Six Villages locality with schools, shops, amenities, Barnham mainline train station and bus routes. EPC - D. Council Tax Band - D. Tenure - freehold.

- Detached bungalow
- 2 bedrooms
- Kitchen / dining room
- Living room
- Bathroom
- Cloakroom
- Detached garage
- Front & rear gardens
- Close to shops, schools, amenities, Barnham mainline train station & bus routes

### Viewing

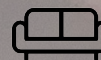
Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.



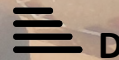
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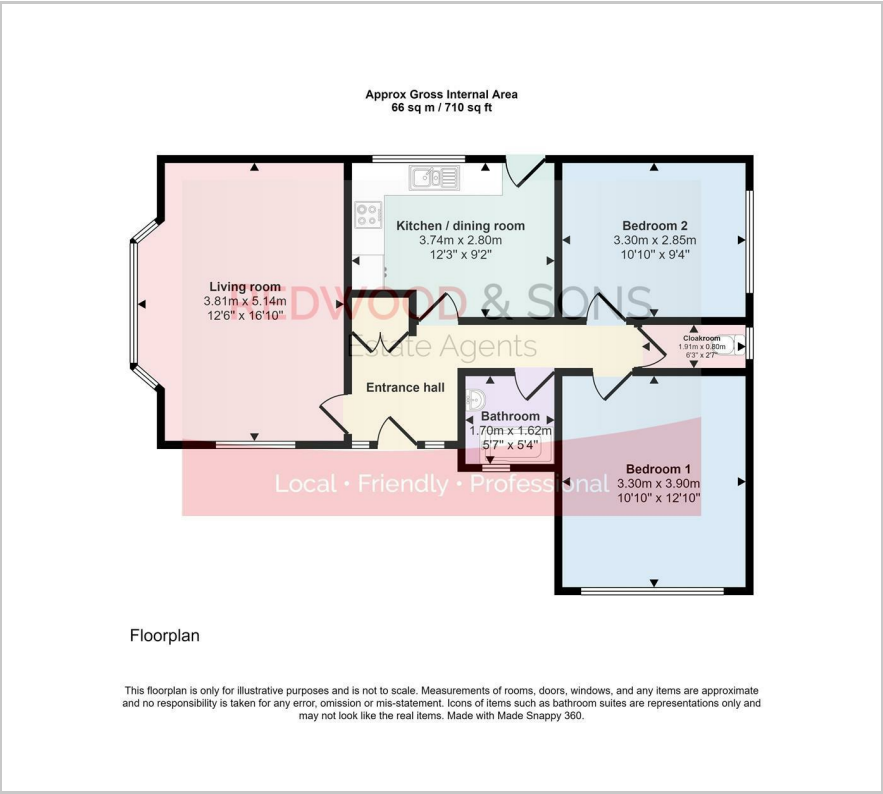
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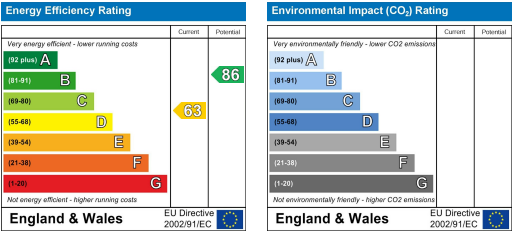
Floor Plan



Area Map



Energy Efficiency Graph



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