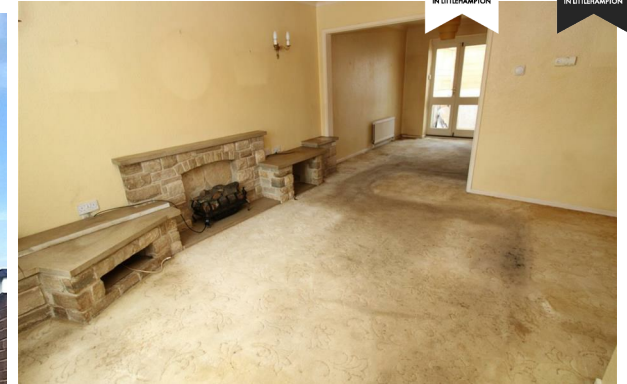




## 11 Downview Road, Yapton, BN18 0HL

Guide Price  
£200 000

- Guide Price £200,000-£210,000 + Fees \*Auction Ends: 24th September 2026\* Please Follow Below Link to Register & Book Your Viewing Slot Or Phone Clive Emmerson on 0345 8500333.
- Three Bedrooms
- Popular Six Villages Location with Schools, Shops, Amenities, Mainline Train Station & Bus Routes
- Viewing Recommended to Appreciate Potential

- Chain Free
- Garage to Rear of Property
- Gardens to Front and Rear

- End of Terrace House
- Requiring Updating, Offering Opportunity for Buyer to Put their Own Stamp On Property
- 24'9 x 12'9 Lounge/Diner



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<https://www.cliveemson.co.uk/properties/268/146/>

A fantastic opportunity to purchase this chain free three-bedroom end of terrace home, ideally situated in the ever-popular Six Villages location. Offering excellent potential for improvement and modernisation, this property is ideal for buyers looking to personalise a home to their own taste and style.

The accommodation includes a spacious 24'9 x 12'9 lounge/diner, three well-proportioned bedrooms, and gardens to both the front and rear. Further benefits include an adjacent garage and driveway parking.

Conveniently located close to local schools, shops, amenities, bus routes, and a mainline train station, the property is ideally positioned for families, commuters, and investors alike.

Viewing is highly recommended to fully appreciate the potential this home has to offer.



Council Tax Band: C

Tenure: Freehold



### LOUNGE/DINER

24'9 x 12'9

Narrowing to 8'7 in dining  
area

### KITCHEN

11 x 7

### SUNROOM

9'4 x 6

### BEDROOM ONE

12'7 x 8'7

### BEDROOM TWO

9'9 x 7'7

### BEDROOM THREE

9'1 x 7'1

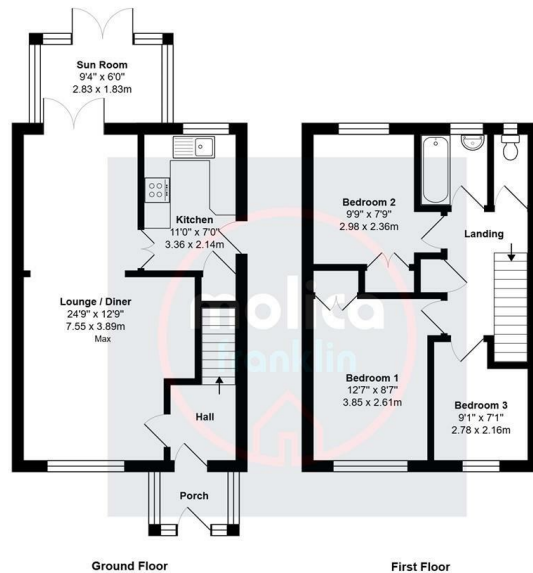
### BATHROOM

5'4 x 5'1

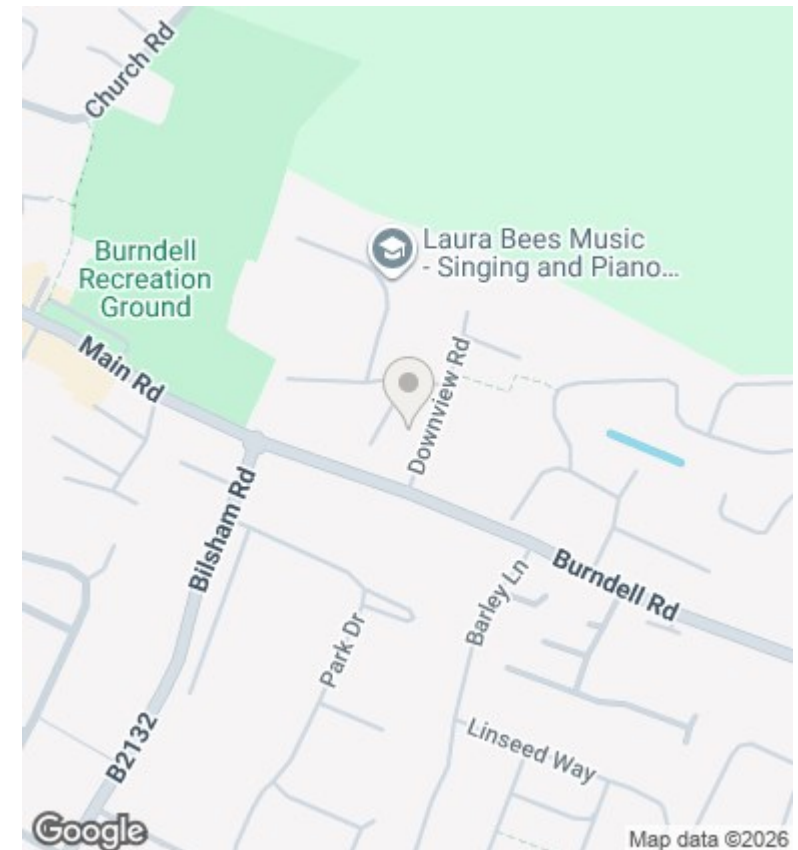
### SEPARATE W/C







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Created by 1st Image 2026



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 66      | 73                      |
| England & Wales                             |         | EU Directive 2002/91/EC |

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.