



## 4 Charles Square Cinders Lane

Yapton, BN18 0XJ

**£300,000**

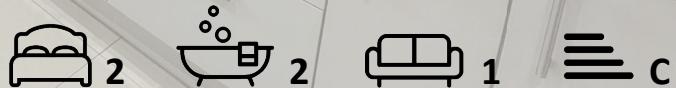
Built in 2021, this modern semi-detached house on Cinders Lane offers a delightful blend of comfort and contemporary living. Benefits include: entrance hall with storage cupboard; fitted kitchen with integrated hob, extractor unit, double-oven, dishwasher, washing machine and fridge / freezer; L-shaped living /dining room with patio doors to rear garden; cloakroom; two double bedrooms, both with fitted cupboards and one with ensuite shower room; family bathroom with shower over bath.

Outside to the front a path leads to the main entrance with pebbled area to either side and driveway to the righthand side with parking for two cars. The rear garden has an area of lawn, patio, path and garden shed with gate access to the driveway. In addition, the property benefits from an air-source heat-pump. Within the Six Villages locality with shops, schools, amenities, Barnham mainline train station and bus routes. Estate management fee approximately £350.00 per annum. Council Tax Band - C. Tenure - freehold. EPC - C.

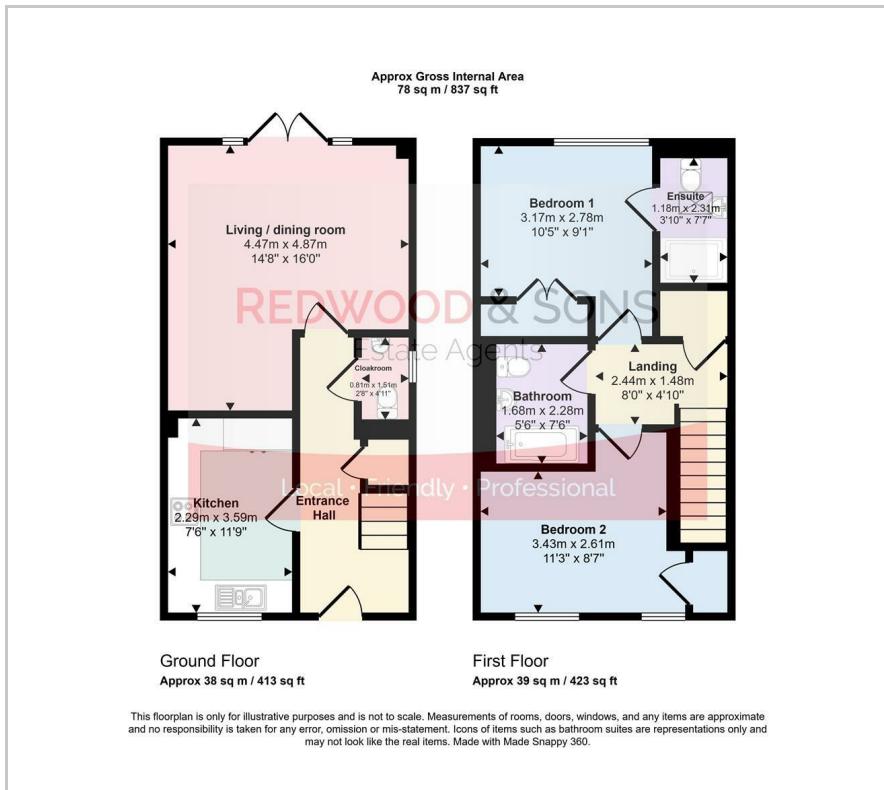
- No chain
- Semi-detached house
- 2 double bedrooms
- Kitchen
- Living / dining room
- Cloakroom
- Ensuite shower room
- Family bathroom
- Air-source heat-pump
- Front & rear gardens, driveway with parking for 2 cars

### Viewing

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



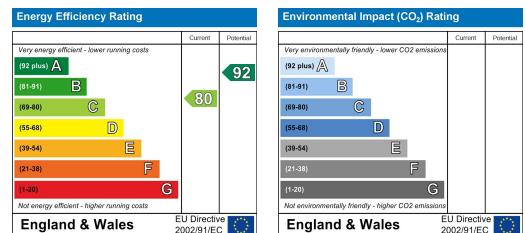
## Floor Plan



## Area Map



## Energy Efficiency Graph



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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