



Price
£325,000

Freehold

3x  2x  1x 

**Bittern Avenue, Yapton,
West Sussex BN18**

cubitt & west
Helping you move forwards



Main features

- Beautifully presented modern Barratt home, just 3 years old
- Spacious kitchen/diner spanning the rear of the property
- En-suite shower room plus downstairs WC
- Landscaped rear garden featuring low maintenance composite decking and good sized lawn
- Tandem driveway with EV charging point

Accommodation

GROUND FLOOR

Entrance Hall
 Cloakroom
 Lounge: 16'4 at widest point x 11'5 at widest point (4.98m x 3.48m)
 Kitchen/Diner: 15'0 x 10'6 (4.58m x 3.20m)

FIRST FLOOR

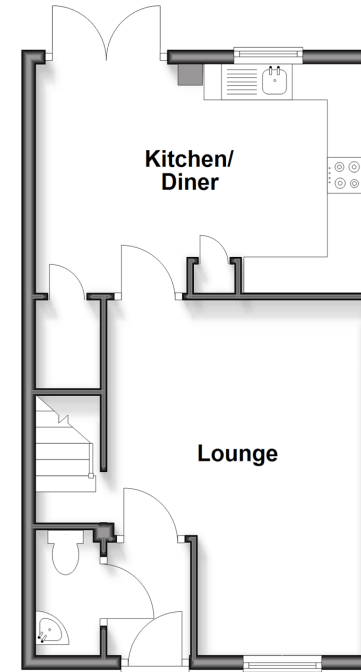
Landing
 Bedroom 1: 13'8 x 8'5 (4.17m x 2.57m)
 En-suite Shower Room: 4'6 x 4'5 (1.37m x 1.35m)
 Bedroom 2: 10'6 x 10'2 (3.20m x 3.10m)
 Bedroom 3: 8'4 x 6'3 (2.54m x 1.91m)
 Bathroom: 6'3 x 5'6 (1.91m x 1.68m)

OUTSIDE

Front and Rear Gardens

Ground Floor

Approx. 38.1 sq. metres (410.5 sq. feet)



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