







2 Tillington Cottages

Main Road, Yapton, BN18 0EU

This delightful Georgian semi-detached cottage, built in 1820, offers a unique blend of historical character and modern convenience. Spanning approximately 770 square feet, this property is situated within a conservation area. The accommodation includes: entrance hall with large storage cupboard, perfect for keeping your home organised; fitted kitchen, with range cooker, extractor unit and ample space for both a washing machine and dishwasher, opening onto the spacious dining area perfect for family meals and gatherings; living room with charming log-burner, and windows overlooking the front of the property; ground-floor bathroom with shower over bath. The cottage comprises two generously sized first-floor double bedrooms, one of which includes a convenient storage cupboard. The property also benefits from a lean-to providing useful additional storage. The front garden is low-maintenance with gravelled area and shrub border while the good-sized rear garden, accessed via a communal path, has raised flower-beds, area of lawn and greenhouse. EPC - D. Council Tax Band - D. Tenure - freehold.

Offers over £325,000

The Property Ombudsman
APPROVED CODE

2 Tillington Cottages

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- 2-bedroom cottage
- Dining area
- Lean-to / storage
- Conservation area
- Living room
- Front & rear gardens
- Kitchen
- Bathroom
- Six Villages locality with schools, shops, amenities, mainline train station & bus routes

Entrance hall

5'6" x 2'11" (1.7 x 0.90)

Kitchen

11'8" x 7'9" (3.57 x 2.38)

Dining area

11'9" x 10'9" (3.59 x 3.30)

Living room

11'10" x 10'11" (3.63 x 3.35)

Bathroom

9'5" x 4'11" (2.89 x 1.50)

Bedroom 1

12'0" x 10'9" (3.68 x 3.28)

Bedroom 2

11'9" x 8'3" (3.59 x 2.52)

Lean-to / storage

11'3" x 4'6" (3.45 x 1.39)



Directions










ROCK
&
ROLL

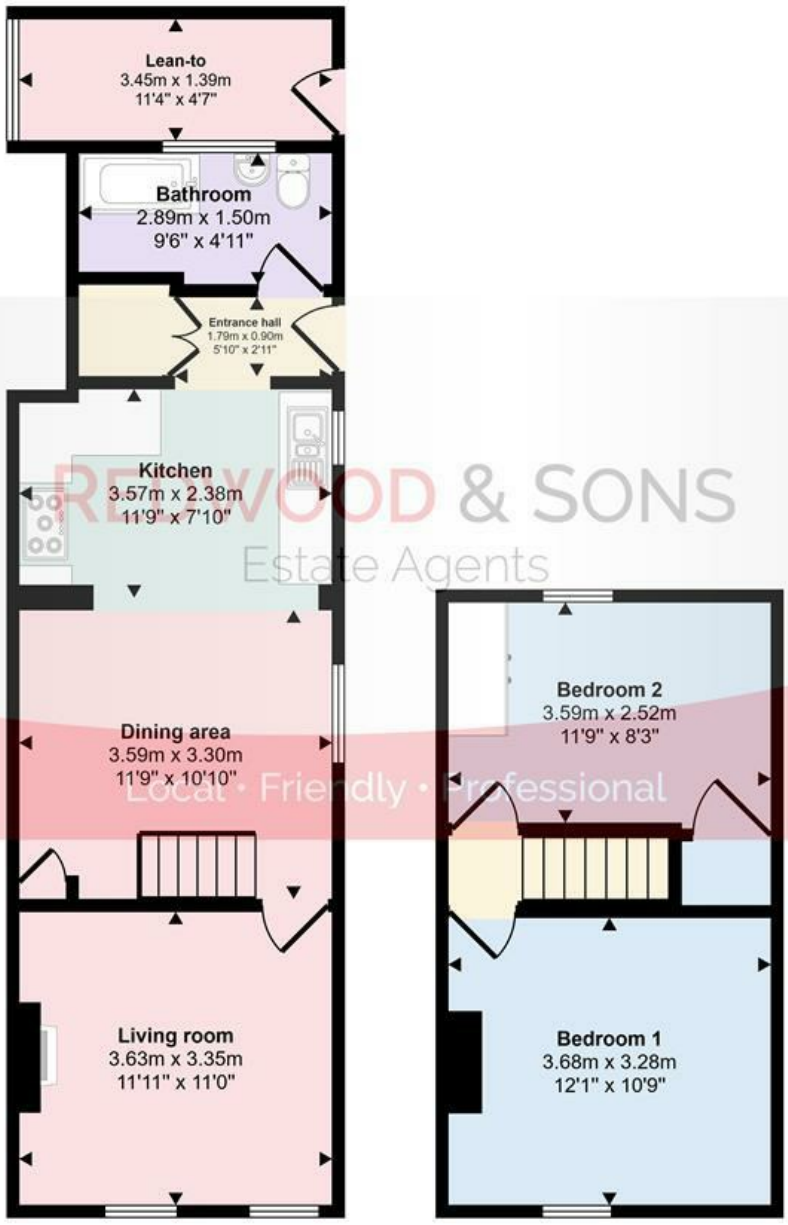






Floor Plan

Approx Gross Internal Area
71 sq m / 770 sq ft

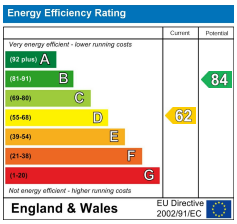


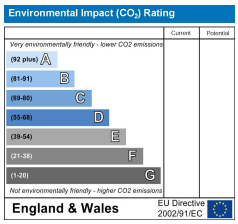
Ground Floor
Approx 46 sq m / 500 sq ft

First Floor
Approx 25 sq m / 270 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.





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Reviews

Simon and Philippa were amazing, sold my property to completion in just under six weeks start to finish, very easy to communicate with always listened and gave very good advice. If you are selling your property or buying a new one these are the people you need to contact in the first instance you won't be disappointed.. Very happy customer thank you Simon and Philippa.

by Diana Collins (Vendor)

Simon and Philippa were so helpful throughout! Buying our house with Redwood and Sons made the scary process of being a first time buyer easy and stress free. Simon was always at the end of the phone and helped with any questions we had. Would definitely recommend to anyone.

by Maisy (Buyer)

Honest and open service. Knowledgeable and informative, very helpful in every aspect of the purchase. I would thoroughly recommend Simon and Philippa.

by Mark Garaty (Buyer)

Highly recommend Redwood & Sons. Simon and Philippa were very helpful, always returned calls and sorted any issues promptly. Thank you to both of them.

by Mrs A (Buyer)

Redwood & Sons were nothing short of spectacular. Excellent communication and genuine care. The team kept me informed all the way. I highly recommend Redwood & Sons, it doesn't matter where your property is, these guys are the best out there to sell it for you. With other Estate Agents, you have to do the chasing but not with Redwood & Sons, they were superb. I knew I was in safe hands. Thank you team Redwood & Sons, I am truly grateful.

by Mr B (Vendor)

Clear and rational explanation of recommended selling price. Swift, attractive and accurate production of comprehensive details for prospective buyers. Immediate accompanied viewings and sale completed within three months! Thank you very much - I couldn't have asked for better service.

by Jane R (Vendor)

Simon and Philippa were great!! Buying our house with Redwood and Sons was great, Simon was always at the end of the phone and helped with any questions we had. We first called about another property but Simon had a better one which was perfect for us and managed to get a viewing lined up almost straight away. Buying within the Stamp Duty holiday was stressful but made easier by the service provided from Redwood and Sons. We are now in our forever home but if we do decide to move in the future we will be knocking on Redwood and Sons door. Would most definitely recommend to anyone.

by Jamie & Rachel (Buyer)