



## 11 Horseshoe Way

Yapton, BN18 0XR

**Offers over £475,000**

This immaculate nearly new detached house on Horseshoe Way offers a perfect blend of modern living and comfort. Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient cloakroom. The heart of the home is the stylish fitted kitchen / dining room, featuring elegant granite worktops and high-quality integrated appliances, including a double oven, hob and extractor unit. The space is further enhanced by patio doors that open onto the rear garden, creating a seamless connection between indoor and outdoor living. A further door leads to the utility room with plumbing and space for washing machine and tumble-dryer plus rear access door. The good-sized living room, which overlooks the front and side of the property, provides a bright and airy atmosphere, perfect for relaxation. The first floor accommodation is equally impressive, with a spacious main bedroom suite that includes built-in wardrobes and ensuite shower room. Two additional double bedrooms offer ample space for family or guests, complemented by a family bathroom that features a shower over the bath. Outside, the property has a neat front garden with shrub borders frames the path to the main entrance. The driveway, with gate access to rear garden, accommodates parking for up to three vehicles in front of the detached single garage with access door to the enclosed rear garden, featuring a patio area, well-maintained lawn and raised flowerbeds, perfect for gardening enthusiasts. EV charging point. Situated in the Six Villages locality with schools, shops, amenities, Barnham mainline train station and bus routes. EPC - B. Council Tax Band - D. Tenure - freehold. Estate Management Fees - £396.96 (approximately, per annum).

- Detached house
- 3 bedrooms
- Kitchen / dining room
- Living room
- Utility
- Sunroom
- Bathroom
- Ensuite shower room
- Garage, driveway, front & rear gardens, EV charging point
- Six Villages locality with shops, schools, Barnham mainline train station & bus routes

### Viewing

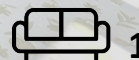
Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.



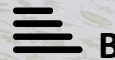
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B

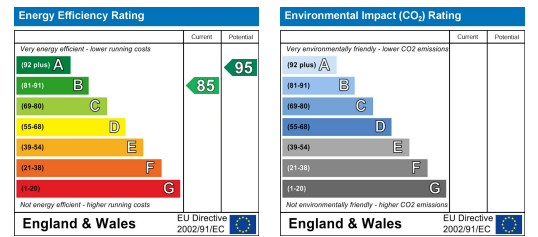
# Floor Plan



# Area Map



# Energy Efficiency Graph



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