





### **Book a Viewing**

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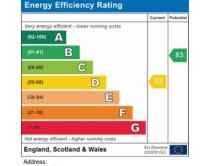












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# Clarkes Estate Agents & Lettings Agents

**Asking Price Of** £270,000 **Freehold** 

### Fairholme Drive, Yapton, BN18 0JH







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## What the agent says... "11

Located on a popular estate in the central area of Yapton is this 1970's family home which has been extended to the rear.

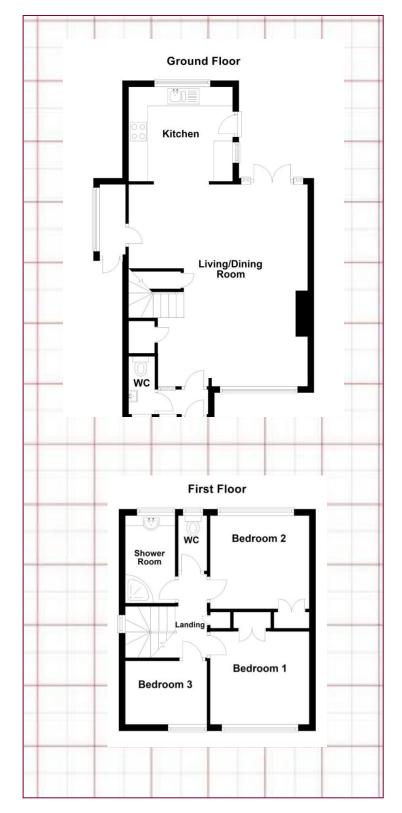
The accommodation is bright and airy in nature and comprises; a large lounge diner which is now open plan and benefits from the space that was formerly the kitchen. The extension to the rear creates the kitchen and has 'blackstone' worksurfaces. A porch to the front provides access to a recent and modern downstairs WC. The turning staircase case creates an extra large storage cupboard and upstairs are two double bedrooms, a single bedroom and a separate shower room and WC.

The property has double glazing, gas central heating and attractive features including a fireplace with wood burner. Outside, there is off road parking to the front and small rear garden.





- Three Bedrooms
- Semi-Detached House
- Large Lounge / Diner
- Fitted Kitchen
- Downstairs WC





### Accommodation

Porch: 5' 2" x 4' 1" (1.60m x 1.25m)

Downstairs WC: 5' 11" x 2' 9" (1.82m x 0.84m)

Lounge: 15' 6" x 21' 6" (4.74m x 6.56m)

Dining Area: 8' 3" x 8' 8" (2.54m x 2.66m)

Kitchen: 9' 9" x 10' 9" (2.99m x 3.30m)

Bedroom 1: 9' 7" x 10' 4" (2.94m x 3.17m)

Bedroom 2: 9' 4" x 10' 4" (2.85m x 3.15m)

Bedroom 3: 8' 1" x 6' 4" (2.47m x 1.95m)

Shower Room: 5' 0" x 8' 8" (1.54m x 2.66m)

WC: 5' 4" x 2' 9" (1.63m x 0.86m)

