



28 West View Drive, Yapton

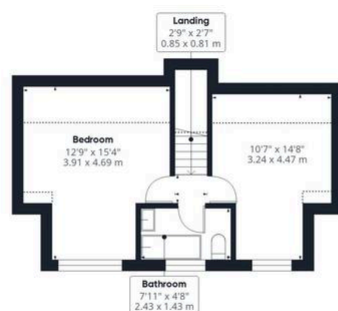
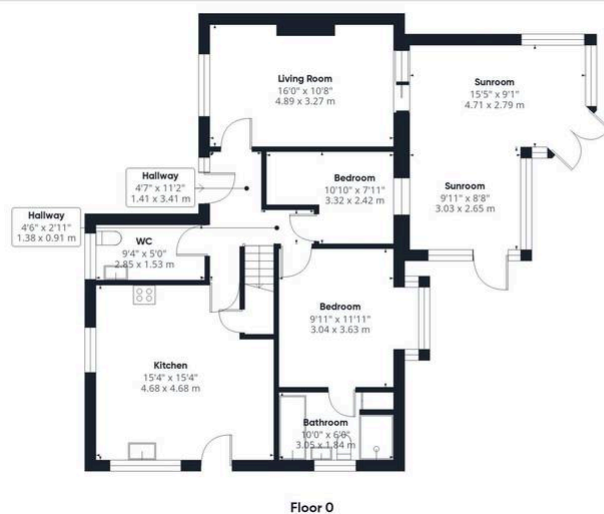
£399,950 Freehold

Semi Detached Chalet Bungalow • In Need of Updating and Improvement • Kitchen • Large Conservatory • 2 Bathrooms • 4 Bedrooms • Private Garden • Energy-efficient solar panels



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Brooks**

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Approximate total area⁽¹⁾1371 ft²127.3 m²

Reduced headroom

71 ft²6.6 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Situated in the sought-after village of Yapton, this extended semi-detached chalet bungalow offers flexible and well-proportioned accommodation, now presenting an excellent opportunity for modernisation and improvement throughout.

The property has been extended over time to provide a versatile layout, arranged across two floors and offering a range of adaptable living spaces suited to a variety of purchasers. On the ground floor, there is a reception room providing a comfortable living space, along with a kitchen positioned to the rear of the property. In addition, a large conservatory extends from the main accommodation, offering an additional reception area with views over the garden and direct access outside.

The accommodation benefits from good natural light, with large windows and skylight features enhancing the sense of space throughout. While the property is well-proportioned, it is now in need of updating and refurbishment, offering clear scope for buyers to reconfigure and modernise to their own specification. The kitchen is currently fitted with a range of units and offers space for dining, although it would benefit from full refurbishment. Similarly, the bathrooms present an opportunity for upgrading.

There are four bedrooms in total, two to the ground floor and two to the first floor, with a flexible layout that could accommodate a range of uses including home office space, guest rooms or additional reception areas. There is an en suite to one of the ground floor bedrooms and a family bathroom to the first floor.

Externally, the property benefits from a private rear garden with patio area and established hedging providing a degree of privacy. The garden is of a manageable size and offers further potential for landscaping or redesign. Additional features include solar panels to the roof, built-in storage in parts of the property, and a Garage and off-road parking to the front.

Overall, this is a well-proportioned chalet bungalow in a desirable village location, offering significant scope for improvement and reconfiguration to create a comfortable and individual home.

Agents Note: Upon acceptance of an offer, White & Brooks will complete an online identity check provided by Veriphy. The cost of this check to the successful purchaser is £79 including VAT per purchase which will be payable in advance to White & Brooks Ltd. This charge verifies your identity in line with our obligations as requested by HMRC and documents to prove your identity and address will be required.

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