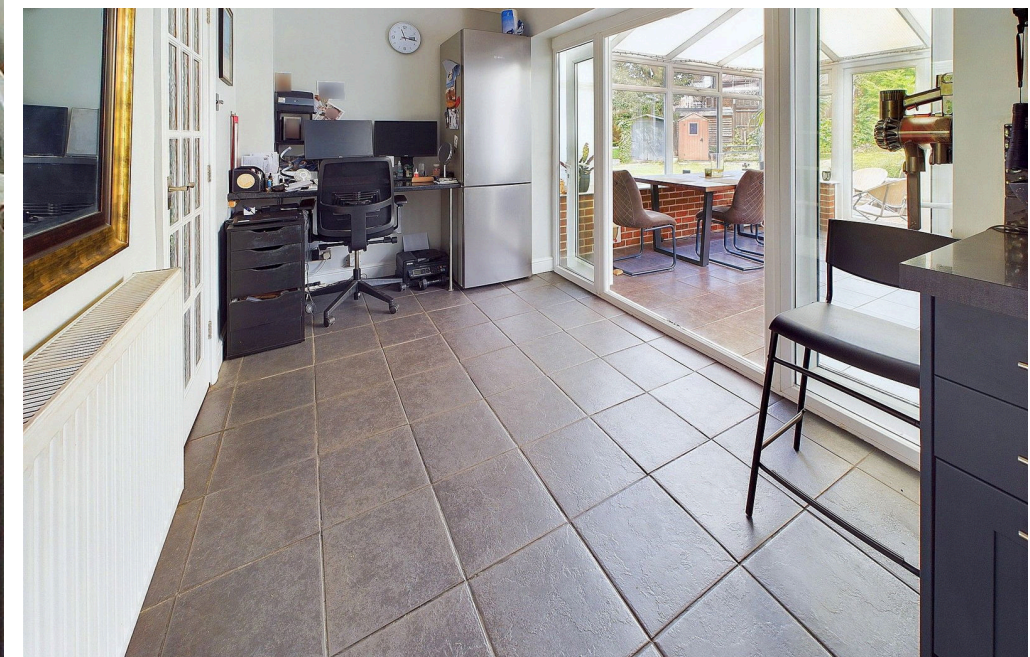




Windmill Road | Southwick | BN42 4RP

Offers Over £475,000



We are delighted to offer for sale this modernised three bedroom semi-detached house situated in this popular residential location positioned on this generous size plot.



Key Features

- Must View Feature West Facing Rear Garden
- Modern Conservatory
- Modern Kitchen Breakfast Room
- Spacious Separate Lounge
- Quiet Cul De Sac Location
- Shoreham Academy Catchment Area
- Off Road Parking For Four Plus Vehicles
- Inspection Advised



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Composite pvcu double glazed door through to:-

SPACIOUS ENTRANCE HALL Comprising pvcu double glazed window, radiator with attractive wood surround, laminate flooring, coving, storage cupboard.

SPACIOUS LOUNGE South/East aspect. Comprising pvcu double glazed window, laminate flooring, feature fireplace, radiator, coving.

SPACIOUS KITCHEN/BREAKFAST ROOM North/West aspect. Comprising pvcu double glazed window, further pvcu double glazed windows and doors leading out onto triple aspect conservatory. Laminate work surfaces with cupboards below, matching eye level cupboards, inset four ring gas hob with oven below having extractor fan over, inset one and a half bowl sink unit with mixer tap, part tiled splashbacks, provision for washing machine and dishwasher, space for dryer, tiled flooring, sunken spotlights, coving, radiator, pvcu double glazed door leading out to:-

TRIPLE ASPECT CONSERVATORY South, West and East aspect. Comprising pvcu double glazed windows, tiled flooring, two wall mounted lights, pvcu double glazed double doors leading out onto rear garden.

FIRST FLOOR SPLIT LEVEL LANDING Comprising pvcu double glazed window, loft hatch access, large storage cupboard with slatted shelving.

BEDROOM ONE South/East aspect benefitting from distant roof top and sea views. Comprising pvcu double glazed window with fitted blinds, radiator with attractive wood surround, coving.

BEDROOM TWO North/West aspect. Comprising pvcu double glazed window, radiator, coving.

DOUBLE ASPECT BEDROOM THREE North/West and South/West aspect. Comprising three pvcu double glazed windows, radiator, coving, laminate flooring.

BATHROOM South/West aspect. Comprising two obscure glass pvcu double glazed windows, panel enclosed bath with shower attachment having an integrated shower over, hand wash basin, low flush wc, fully tiled walls, coving, radiator.

EXTERNAL

FRONT GARDEN Large block paved area affording off road parking for four plus vehicles, stepping up on to lawned area having various mature shrub, tree and plant borders, wall mounted light, fence and privet enclosed, gate to side access.

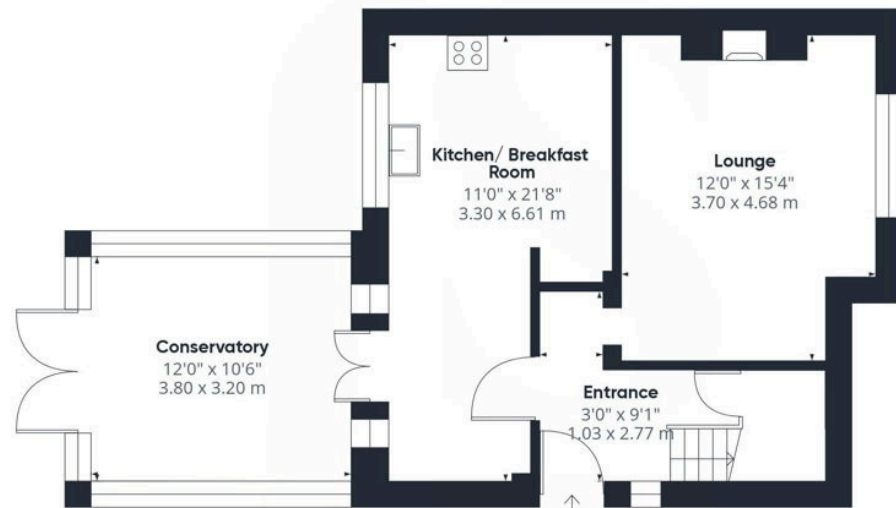
FEATURE SUN TRAP CONER PLOT REAR GARDEN Large paved area stepping up onto decked area leading onto large lawned area having various mature shrub, tree and plant borders, three timber built sheds.

LOCATION

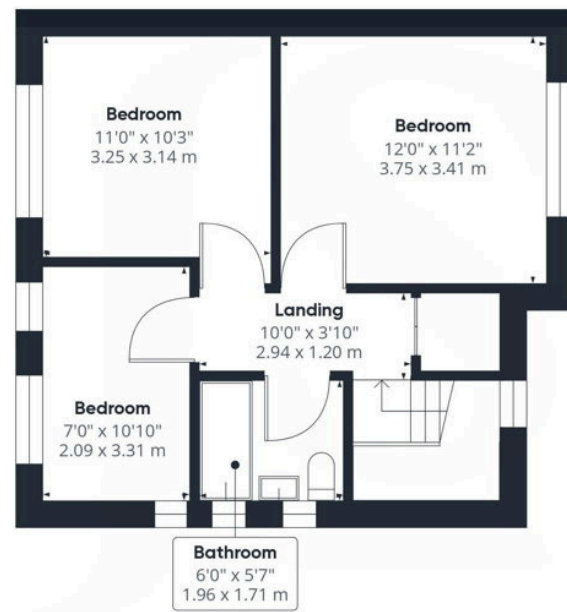
Situated in this quiet cul-de-sac location, local convenience shops can be found close by in Windmill Parade with more comprehensive shopping facilities at the popular Holmbush Centre which is within walking distance. A main bus route is nearby giving access to all parts of the town and its surrounding areas.



To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk



Floor 0



Floor 1

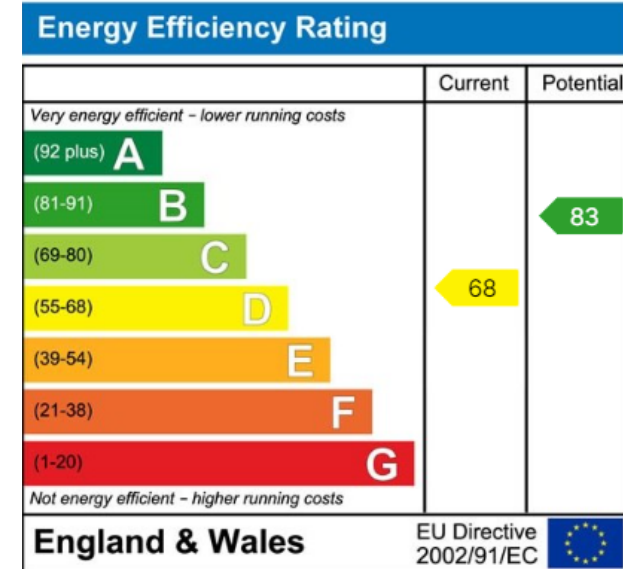


Approximate total area¹⁾
1029.78 ft²
95.67 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC: 980sqft)

Tenure: Freehold

Council tax band: C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.