



Windlesham Gardens | Shoreham by Sea | BN43 5AD
Offers Over **£1,100,000**

JS
Signature
Jacobs Steel



We are delighted to offer for sale this unique opportunity to acquire this impressive four bedroom mock Tudor style detached house situated in this desirable central Shoreham location.



A home of style & sophistication





Property details: Windlesham Gardens | Shoreham by Sea | BN43 5AD

Key Features

- Carport With Attached Garage
- Must See Secluded Good Size West Facing Rear Garden
- Off Road Parking For Six Plus Vehicles
- Separate Reception Room
- Separate Extended Lounge
- Extended Kitchen/Utility/Dining Room
- Ensuite Bathroom To Master Bedroom
- Ground Floor Cloakroom
- Spacious Entrance Hall
- Highly Desirable Central Shoreham Location



4 Bedrooms



2 Bathrooms



2 Reception Rooms



Central Shoreham Location

INTERNAL

Composite pvcu double glazed front door through to:-

SPACIOUS ENTRANCE HALL Comprising lvt flooring, radiator, pvcu double glazed window, picture rail, understairs storage cupboard with shelving, cupboard with shelving leading through to:-

CLOAKROOM Comprising obscure glass pvcu double glazed window, low flush wc, hand wash basin, radiator, tiled flooring.

SEPARATE RECEPTION ROOM East facing. Comprising pvcu double glazed window, radiator, picture rail, recessed shelving, recess into chimney breast, coving.

INTERNAL HALLWAY

DOUBLE ASPECT EXTENDED LOUNGE South/West and North/West aspect. Comprising pvcu double glazed bi-folding doors onto feature West facing rear garden, floor to ceiling pvcu double glazed window, radiator, picture rail, coving, feature fireplace with granite hearth.

EXTENDED DOUBLE ASPECT KITCHEN/DINING ROOM West and North aspect. Comprising two pvcu double glazed windows, obscure glass pvcu double glazed door leading out onto side access, pvcu double glazed bi-folding doors leading out onto feature West facing rear garden. Feature ladder style radiator, tiled flooring, wall mounted radiator, granite worksurfaces and splashbacks with cupboards below, matching eye level cupboards, inset single drainer sink unit with mixer tap, five ring Neff induction hob with contemporary extractor fan over, integrated wine cooler/fridge, Neff matching integrated oven and microwave oven, sunken spotlights, wall mounted heating control panel.

Open plan utility area - further granite work surfaces with cupboards below, matching eye level cupboards, one and a half bowl stainless steel sink unit with mixer tap, matching integrated dishwasher, freezer, utility cupboard having space and plumbing for dryer & washing machine with shelving.

FIRST FLOOR SPLIT LEVEL LANDING Comprising pvcu double glazed window, loft hatch access.

ENSUITE MASTER BEDROOM

North/West Aspect. Comprising two pvcu double glazed windows, radiator, picture rail, coving, door to:-

Walk in dressing room:- Comprising pvcu double glazed window, radiator, shelving, hanging rail.

ENSUITE SHOWER ROOM South aspect. Comprising obscure glass pvcu double glazed window, radiator, pedestal hand wash basin with tiled splashback, low flush wc, walk in shower cubicle with integrated shower having waterfall shower being fully tiled, sunken spotlights.

INTERNAL Continued...

BEDROOM TWO South/East aspect. Comprising pvcu double glazed window, radiator, hand wash basin with vanity unit below, picture rail, coving, range of fitted wardrobes with hanging rail and shelving.

BEDROOM THREE South/East aspect. Comprising pvcu double glazed window, radiator, built in wardrobe with hanging rail, contemporary hand wash basin, picture rail, feature fireplace.

BEDROOM FOUR North/West aspect. Comprising two pvcu double glazed windows, radiator, built in wardrobe with shelving, picture rail.

BATHROOM North aspect. Comprising two obscure glass pvcu double glazed windows, panel enclosed bath having an integrated shower and shower attachment, sunken spotlights, extractor fan, wall mounted heated towel rail, pedestal hand wash basin, low flush wc, fully tiled walls, two fitted cupboards with slatted shelving.

EXTERNAL

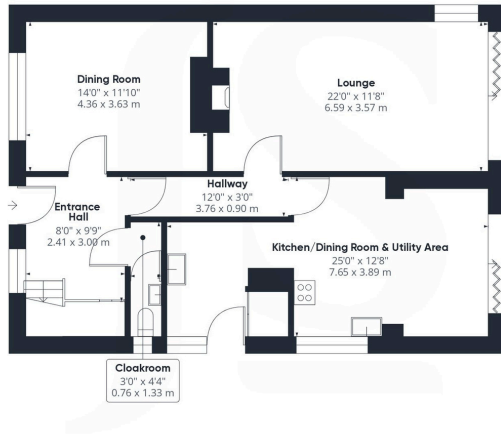
FRONT GARDEN Large tarmac area leading onto paved area affording off road parking for approximately six vehicles leading to car port with pitched tiled roof, gate to side access.

GOOD SIZE FEATURE SUN TRAP WEST FACING REAR GARDEN Paved area leading onto large lawned area having various mature plant, shrub and tree borders, selection of palm trees, seating area with inset led lights also benefitting from power and lighting, raised railway sleeper borders, timber built shed, external power point access, wall mounted lights, two outside taps, gate to side access.

INTEGRAL GARAGE With double doors, benefitting from power and lighting, also housing wall mounted combination boiler, freestanding immersion tank, pvcu double glazed window.

LOCATION

Ideally situated near the heart of Shoreham town centre within a short walk of comprehensive shopping facilities, health centre, library and mainline railway station. There is a footbridge over the River Adur to Shoreham Beach, whilst Worthing and Brighton are both easily accessible



Floor 0



Floor 1



Approximate total area⁽¹⁾

1619.22 ft²
150.43 m²

Reduced headroom

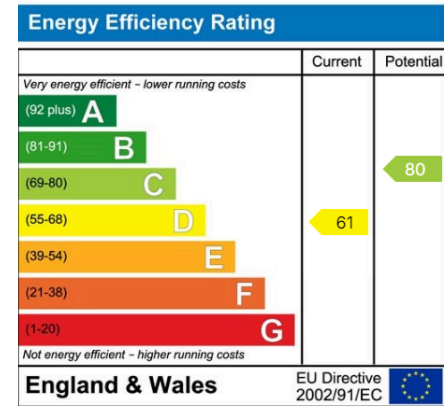
7.53 ft²
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92R)

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: 1722 sqft)

Tenure: Freehold

Council tax band: F

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.