



Windmill Road | Southwick | BN42 4RP

Guide Price £450,000





We are delighted to offer for sale this spacious three bedroom semi detached house situated in this sought after residential location positioned within this charming cul de sac





# Key Features

- Shoreham Academy Catchment Area
- South Downs With Scenic Walks Are Close By
- Off Road Parking With Scope To Extend (Stnpc)
- Modern Kitchen Dining Room
- Conservatory
- Good Size Sun Trap Rear Garden
- Ground Floor Cloakroom
- Two Reception Rooms
- Internal Inspection Is A Must



**3 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

## INTERNAL

STORM PORCH Comprising shelving, front door through to:-

SPACIOUS ENTRANCE HALL Comprising radiator with attractive wood surround, understairs storage cupboard, obscure glass pvcu double glazed window, wall mounted heating control panel, coving.

GROUND FLOOR CLOAKROOM Comprising obscure glass pvcu double glazed window, low flush wc, radiator, laminate flooring, coving.

SPACIOUS LOUNGE South/West aspect, benefitting from distant roof top and sea views. Comprising pvcu double glazed window, radiator, coving, laminate flooring, recess into chimney breast with feature hearth.

MODERN KITCHEN/DINING ROOM North/East aspect. Comprising two pvcu double glazed windows, laminate work surfaces with cupboards below, matching eye level cupboards with recessed lighting, inset four ring electric hob with oven below having an extractor fan over, part tiled splashbacks, inset one and a half bowl single drainer stainless steel sink unit with mixer tap, provision for washing machine, space for fridge/freezer, radiator, integrated dishwasher, laminate flooring, sunken spotlights, wall mounted conventional boiler, door leading out to:-

TRIPLE ASPECT CONSERVATORY North/West, North/East & South/East aspects. Comprising pvcu double glazed windows, radiator, two wall mounted lights, laminate flooring, pvcu double glazed door leading out onto rear garden.

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

BEDROOM ONE South/West aspect, benefitting from distant roof top and sea views. Comprising pvcu double glazed window, radiator, fitted mirrored wardrobes with hanging rail and shelving, coving.

BEDROOM TWO North/East aspect. Comprising pvcu double glazed window with fitted blind, radiator, picture rail.

DOUBLE ASPECT BEDROOM THREE North/West and North/East aspect. Comprising three pvcu double glazed windows, radiator.

MODERN BATHROOM North/West aspect. Comprising two obscure glass pvcu double glazed windows, contemporary pedestal hand wash basin, low flush wc, contemporary panel enclosed bath having and integrated shower over, fully tiled walls, tiled flooring, wall mounted heated towel rail.

## EXTERNAL

FRONT GARDEN Large dropped down kerb leading to large paved area affording off road parking for one vehicle with scope for further off road parking (stnpc), leading to chipstone area with various shrub and plant borders, outside light, gate to side access.

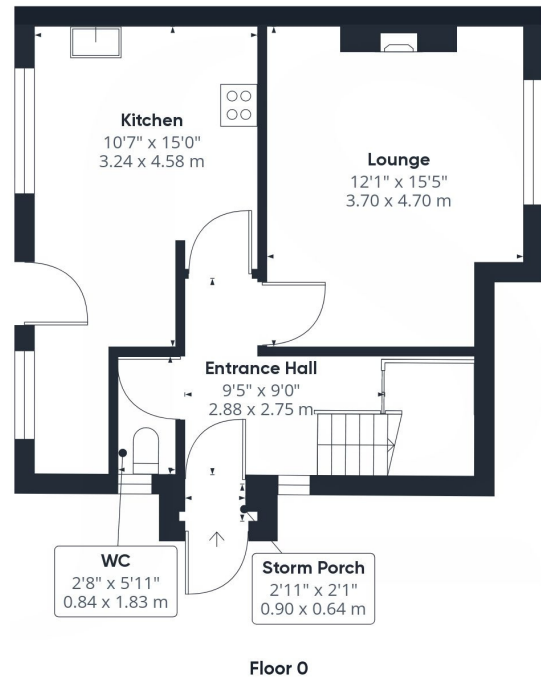
RAISED SUN TRAP REAR GARDEN Large paved area stepping up onto laid chipstone leading to raised decked area, having lawned area. Various raised shrub and plant borders, two palm trees, timber built shed, further raised sun trap decked area, outside tap, outside light, two external power points, wall and fence enclosed.

## LOCATION

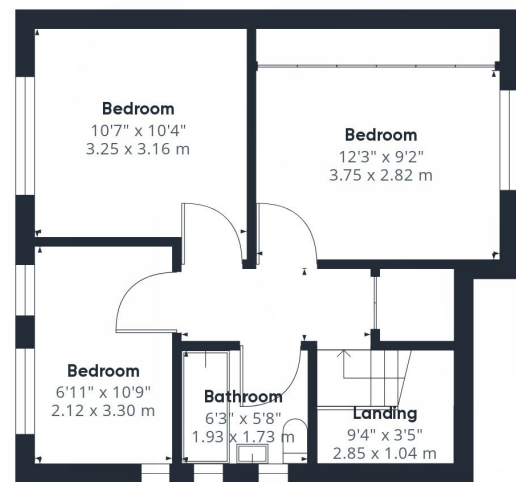
Situated in this quiet cul-de-sac location, local convenience shops can be found close by in Windmill Parade with more comprehensive shopping facilities at the popular Holmbush Centre which is within walking distance. A main bus route is nearby giving access to all parts of the town and its surrounding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







Floor 0



Floor 1

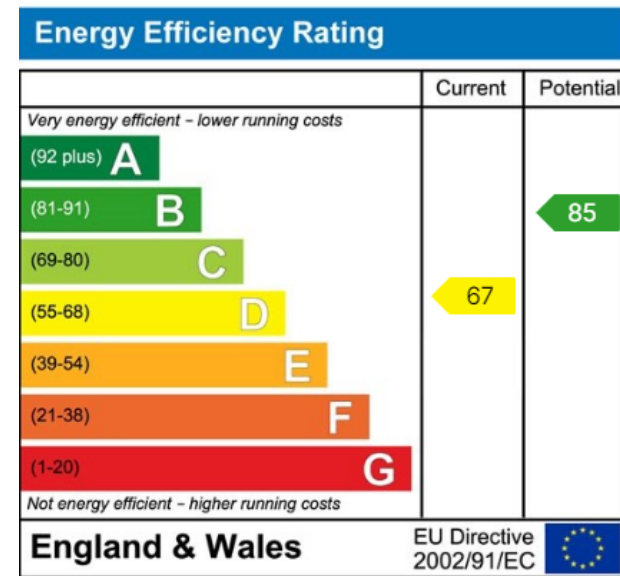


Approximate total area<sup>(1)</sup>  
877.16 ft<sup>2</sup>  
81.49 m<sup>2</sup>

(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: 969sqft)

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.