



1 Windlesham Gardens | | Shoreham-By-Sea | BN43 5AD







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£1,050,000

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WARWICK BAKER ESTATE AGENTS IS DELIGHTED TO OFFER TO THE MARKET THIS STUNNING DETACHED HOUSE IN THE SORT AFTER LOCATION CLOSE TO SHOREHAM TOWN CENTRE, WINDLESHAM GARDENS.

OFFERED IN IMMACULATE CONDITION, THIS CAPTIVATING PROPERTY FEATURES SPACIOUS ACCOMMODATION SPREAD GRACEFULLY OVER TWO INVITING FLOORS.

- WINDLESHAM GARDENS
- MODERN EXTENDED KITCHEN WITH UTILITY
- MATURE WELL-MANICURED SECLUDED REAR GARDENS
- WALKING DISTANCE TO THE TOWN CENTRE
- 14'5 TV ROOM / SNUG
- VENDOR SUITED - PLEASE CALL FOR AN APPOINTMENT
- IMMACULATELY PRESENTED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- 21'7 WESTERLY ASPECT LIVING / DINING ROOM
- MASTER WITH ENSUITE SHOWER ROOM



AS YOU ENTER THE GROUND FLOOR, YOU'RE WELCOMED BY A GENEROUSLY PROPORTIONED ENTRANCE HALL THAT BECKONS YOU TO EXPLORE ALL CORNERS OF THIS DELIGHTFUL HOME. YOU'LL FIND CONVENIENT DOORS LEADING TO EACH ROOM, INCLUDING A HANDY DOWNSTAIRS CLOAKROOM AND A STAIRCASE THAT ELEGANTLY RISES TO THE FIRST FLOOR.

AT THE FOREFRONT OF THE PROPERTY, BASKING IN A GRAND EASTERLY ASPECT, LIES A CHARMING TV ROOM/SNUG MEASURING 14'5 X 12'. PERFECT FOR COZY EVENINGS, THIS ROOM FILLS WITH MORNING LIGHT. AT THE REAR, THE STUNNING 21'7 X 12' SITTING ROOM, WITH ITS TRI-FOLDING DOORS, OFFERS A SEAMLESS CONNECTION TO THE SECLUDED REAR GARDENS, ALLOWING FOR THE PERFECT BLEND OF INDOOR AND OUTDOOR LIVING.

COMPLEMENTING THIS IS A MODERN KITCHEN/BREAKFAST ROOM, EQUALLY ADORNED WITH TRI-FOLDING DOORS LEADING OUT TO THE GARDEN, AND A CONVENIENTLY PLACED UTILITY AREA THAT ENHANCES FUNCTIONALITY.

VENTURE UPSTAIRS TO FIND A SPACIOUS LANDING THAT GRACEFULLY LEADS TO FOUR GENEROUSLY SIZED DOUBLE BEDROOMS. TWO OF THESE LOVELY ROOMS ARE POSITIONED AT THE FRONT, ADORNED WITH EXPANSIVE EASTERLY ASPECT WINDOWS THAT INVITE WARM SUNLIGHT TO ILLUMINATE THE SPACE. THE REAR HOLDS TWO ADDITIONAL BEDROOMS, INCLUDING THE MASTER SUITE WHICH BOASTS AN ENSUITE BATHROOM AND CAPTIVATING WESTERLY VIEWS.

OUTSIDE, THE PROPERTY CONTINUES TO IMPRESS WITH A

LARGE DRIVEWAY THAT ACCOMMODATES SEVERAL VEHICLES, A SUBSTANTIAL CARPORT, AND A SECURED GARAGE, ENSURING PRACTICALITY AND PEACE OF MIND.

TUCKED AWAY AT THE BACK OF THE HOUSE, YOU'LL DISCOVER A SERENE, WELL-MANICURED MATURE GARDEN — A TRANQUIL RETREAT PERFECT FOR UNWINDING AMIDST NATURE'S BEAUTY.

VENDORS SUITED, PLEASE CALL TO BOOK AN APPOINTMENT – 01273 461144



## Windlesham Gardens, Shoreham-by-Sea, BN43

Approximate Area = 1800 sq ft / 167.2 sq m (excludes carport)

Garage = 141 sq ft / 13 sq m

Total = 1941 sq ft / 180.2 sq m

For identification only - Not to scale



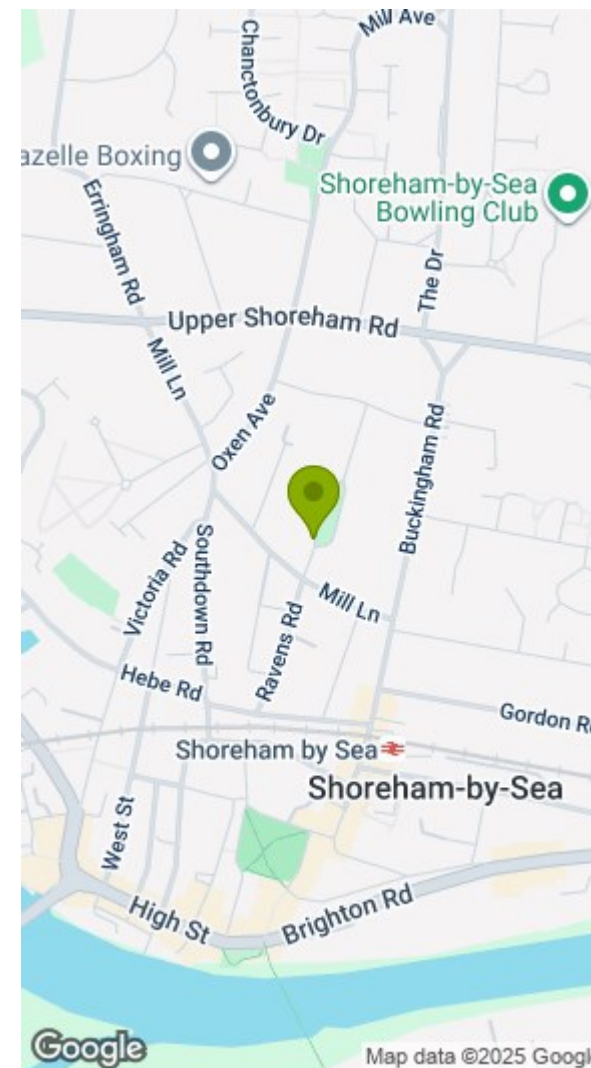
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Warwick Baker Estate Agent Ltd. REF: 1371321

### Disclaimer

\* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

\* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

\* All measurements are approximate



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |