



Windmill Road, Southwick, BN42 4RP
Asking Price £475,000



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A well presented and extended 3 double bedroom property with an additional study / office room, 2 bathrooms and 2 reception rooms. There is a fantastic family sized rear garden private drive and garage.

The Property

This extended semi detached property is offered for sale in good order throughout and consists of a large entrance hall which leads through to a large West facing lounge to the front of the property and a well fitted kitchen, living, dining area opening through to a bright and spacious adjoining conservatory to the rear which gives fantastic views and access to the rear garden.

The first floor landing has a fitted storage cupboard and doors leading to 2 double bedrooms and a family shower room. There is a door from the landing to a versatile room that could be used as a study, hobby room or dressing room. There is a staircase from the study leading to the 2nd floor master bedroom with en-suite bathroom room and access to eaves storage space.

Externally to the front there is a private driveway giving off street parking leading to a garage with an up and over door. There is a gate giving access to a large rear garden which has a patio adjacent to the property and large lawn with some mature plants trees and shrubs.

The Location

Windmill Road is a cul-de-sac located just off Downland Avenue, it is a sort after residential road that is conveniently located just North of the Old Shoreham Road. Southwick Green and is within easy reach of Southwick Square. This property is within the catchment area of Shoreham Academy secondary school as well as being close to Shoreham College, a well respected private school.

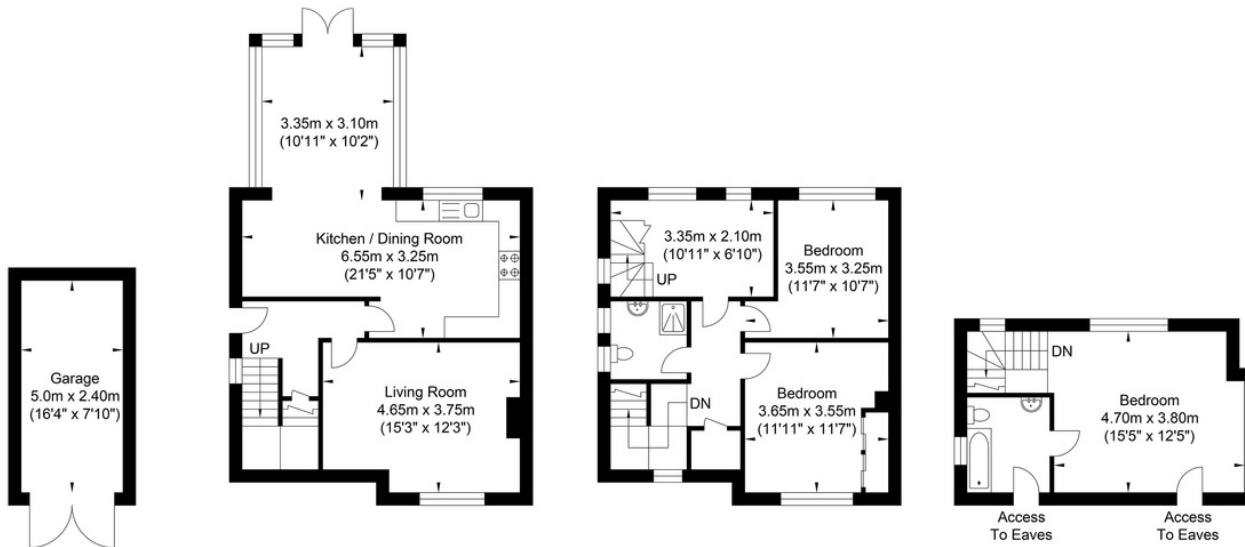
Surrounded by the coast, the Adur Valley and the South Downs, Southwick is the ideal location for those wanting the seaside / town experience but also wanting easy access to Brighton, Worthing & London from Southwick railway Station which is just down the road. Southwick beach with its lighthouse and access through the lock gates to the sea is also a short walk or cycle away.

Southwick Square is home to a number of independent shops such as the butchers, green grocers and hardware store as well as various deli's cafes a bakery and a lovely Italian restaurant. Larger stores such as M&S, Next and Tesco Extra can be found at the Holmbush Shopping Centre.

Shoreham is within easy reach along the coast with it's award winning monthly farmers' markets on East Street and independent shops to explore and enjoy. Over on to Shoreham beach, you have the feel of a wild and private coastline offering a great entry into water sports or just a relaxing day with the family!



Windmill Road, Southwick



Garage
Approximate Floor Area
129.16 sq ft
(12.0 sq m)

Ground Floor
Approximate Floor Area
586.52 sq ft
(54.49 sq m)

First Floor
Approximate Floor Area
467.47 sq ft
(43.43 sq m)

Second Floor
Approximate Floor Area
262.20 sq ft
(24.36 sq m)

Approximate Gross Internal Area = 134.28 sq m / 1445.37 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes
Tenure Leasehold - Share of Freehold
999 Year Lease Term From 2021
Ground Rent- £0
Service Charge- Approx. £3,014.64 per annum
Council Tax Band D
Please note that the images are from the show home

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		67 D	80 C



Please note:
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