



13 Gordons Way

Pease Pottage, West Sussex RH11 9SJ

Guide Price £750,000 Freehold



COURTNEY  
GREEN

Estate Agent • Letting Agent • Managing Agent

# 13 Gordons Way, Pease Pottage, West Sussex RH11 9SJ

Built by Thakeham Homes to their highly desirable Chidham design is this 4-bedroom detached family residence situated on the ever popular Woodgate development on the outskirts of the village of Pease Pottage. This well proportioned family home boasts all the features associated with a modern property including a beautifully designed fully-integrated kitchen which is open plan to a good size dining/family room, a useful utility room and cloakroom, and a large twin-aspect sitting room with a feature fireplace. A stylish family bathroom and ensuite shower room fitted with quality fitments and sanitary wear complements four good sized bedrooms, two of which have built in wardrobes. A Vaillant gas-fired boiler provides underfloor heating on the ground floor and radiator heating on the first floor, and features wi-fi programmable heating controls which helps to maintain the property's 'B' energy rating. Other features include wiring for Sky Q and USB sockets in the bedrooms. Attached to the property is a good-sized double-width garage with twin doors, to the front of which is a block-paved driveway providing additional parking. To the rear of the property there is a larger than average south facing garden. The vendor's sole agent Courtney Green strongly recommends an internal inspection of this superb family residence to appreciate its size and finer qualities.

Opaque **Glazed Front Door** and side light to

## Entrance Hall

With Porcelanosa floor tiling, understairs cupboard, downlighting.

## Cloakroom

Back to wall wc, with chromium dual flush, wall mounted wash hand basin with chromium mixer taps, tiled splashback, Porcelanosa floor tiling, downlighting, extractor fan.

## Sitting Room

Double glazed double aspect to the front and rear. Double glazed bi-fold doors to the rear garden, feature marble fireplace with granite hearth, wiring for Sky Q.

## Kitchen / Dining / Family Room

Double glazed bay front aspect and double glazed bi-fold doors to the rear garden. Comprehensive range of base and wall mounted cupboards and drawers with soft close features and finished in a light grey, having marble work top surfaces and upstands incorporating a five ring gas hob with an AEG concealed filter over, inset stainless steel sink with routed drainer. AEG double oven, integrated fridge freezer and dishwasher, LED downlighting, central marble topped peninsula with cupboards and drawers under, Porcelanosa floor tiling. Dining / Family area with bi-fold doors to the rear garden, Porcelanosa tiled flooring, sky Q wiring, LED downlighting. Door to:

## Utility Room

Double glazed door to outside, marble work tops and upstands with one and a half bowl single drainer stainless steel sink unit with chromium mono bloc taps, space and plumbing for washing machine and tumble dryer, LED downlighting, Porcelanosa tiled flooring.

From the **Entrance Hall** white painted staircase with white oak newel post and hand rail rises to the:

## First Floor Landing

Access to loft space with telescopic aluminium loft ladder. Double glazed front aspect. Radiator, cupboard housing Valiant gas fired boiler with slatted shelving.

## Principal Bedroom

Double glazed rear aspect. Radiator, two double width wardrobe cupboards with hanging rails and shelves, tv point, radiator, USB socket, door to

## Luxury Ensuite Shower Room

Frosted double glazed rear aspect. Oversized shower cubical with sliding door, chromium thermostatic shower control with wall bracket, overhead drencher and hand shower. Wall mounted Geberit wash hand basin with chromium mixer tap, back to wall wc., with chromium dual flush, recessed mirrored cabinet, chromium towel warmer, localised tiling,, downlighting, ceramic tiled flooring, extractor fan.

## Bedroom 2

Double glazed front aspect. Double glazed door opening to a balcony with railings. Radiator, double width wardrobe cupboard with hanging rail and shelf, USB socket.

## Bedroom 3

Double glazed rear aspect. Radiator, USB socket.

## Bedroom 4

Double glazed front aspect. Radiator, USB socket.

## Family Bathroom

Frosted double glazed side aspect. Fitted with a white suite comprising panel bath with chromium mixer tap and hand shower, wall mounted vanity wash hand basin with chromium mixer taps with drawer under, back to wall wc., with chromium dual flush, shower cubical with chromium thermostatic control, wall bracket, hand shower and overhead drencher unit. Localised tiling, chromium towel warmer, ceramic tiled flooring, downlighting, vanity shelf and recessed mirror, shaver point, extractor fan.

## OUTSIDE

A paved path leads to the property and has lawns either side with shrub and box hedge borders. Wide block paved driveway providing hard standing for 3/4 cars leads to

## Attached Double Width Garage

With twin wooden up and over doors, power and light and side personal door to the rear garden.

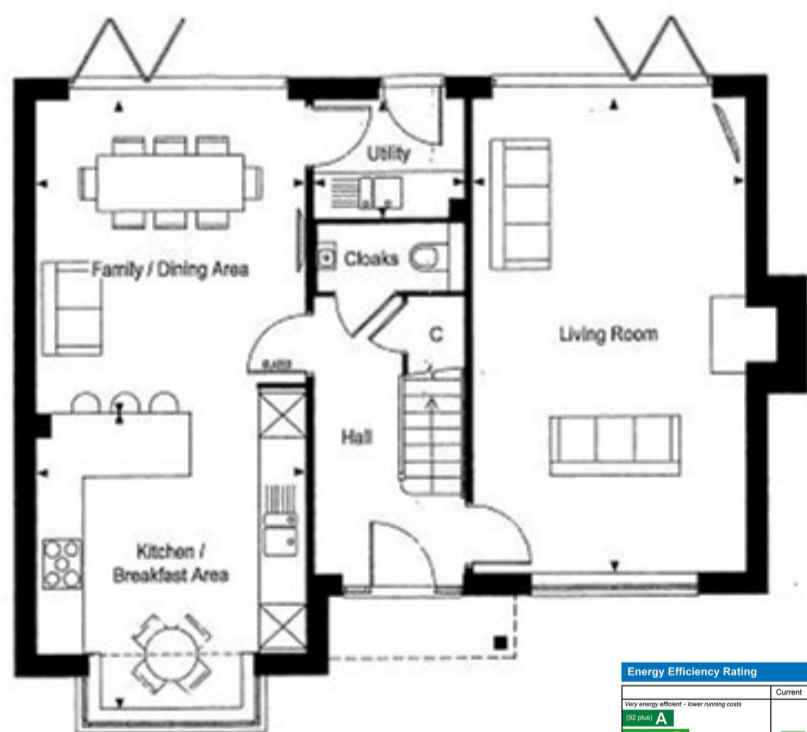
## Rear Garden

The rear garden is of generous proportions and comprises of a full width patio and large area of lawn with slatted fence and wall surround. The garden enjoys an open sunny southerly aspect.

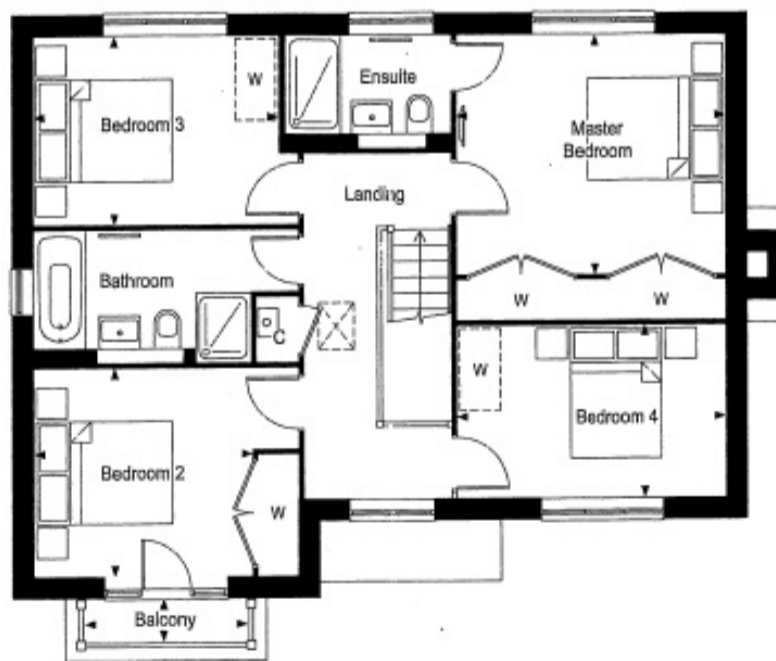
Current Estates Management Charge: £460 p.a

## Council Tax Band - F

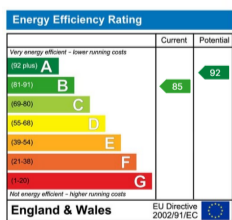
Referral Fees: Courtney Green routinely refer prospective purchasers to Nephote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nephote Financial Ltd.



GROUND FLOOR



FIRST FLOOR



Kitchen	4.22 m x 3.84 m	13' 10" x 12' 7"
Family / Dining Area	4.47 m x 3.84 m	14' 8" x 12' 7"
Living Room	6.77 m x 3.88 m	22' 2" x 12' 9"
Utility	1.68 m x 2.15 m	5' 6" x 7' 0"

Master Bedroom	3.93 m x 3.50 m	13' 0" x 11' 6"
Bedroom Two	3.18 m x 3.03 m	10' 5" x 10' 0"
Bedroom Three	3.57 m x 2.74 m	11' 8" x 9' 0"
Bedroom Four	3.93 m x 2.50 m	13' 0" x 8' 2"
Balcony	2.43 m x 0.66 m	7' 9" x 2' 0"

