



## 22a Windlesham Gardens | Shoreham-by-Sea | BN43 5AD Offers Over £850,000

Harrison Brant are delighted to offer this 4 bedroom detached family home with a beautiful 115' mature rear garden located in sought after Windlesham Gardens in central Shoreham-by-Sea and affording many features including; 2 reception rooms, modern fitted kitchen, utility room, ground floor cloakroom, sun room with insulated roof, en-suite to master bedroom, refitted family bathroom/W.C with separate shower cubicle, off road parking for a number of vehicles to the front and an integral garage. Situated approximately 4/10ths of a mile from Shoreham town centre with its comprehensive range of bars, restaurants and shopping facilities as well as the mainline railway station. The area is also served by a number of excellent local schools and parks.

- 4 Bedrooms
- Sun Room with Insulated Roof
- Detached Family House
- En-Suite to Master Bedroom
- 2 Reception Rooms
- Family Bathroom/W.C
- Modern Kitchen & Utility Room
- Off Road Parking & Integral Garage
- Ground Floor Cloakroom
- 115' Mature Rear Garden



## Property Description

UPVC DOUBLE GLAZED DOOR to;-

### STORM PORCH

With matching uPVC double glazed side screens. Tiled flooring. uPVC double glazed front door leading to;-

### ENTRANCE HALL

Central heating radiator with thermostatic valve, smooth finish walls and ceiling, dado rail. Wood effect flooring. Two built in shelved storage cupboards. Further built in storage cupboard with hanging rail and shelf. Understairs storage cupboard. Telephone point (subject to service providers regulations). Stairs giving access to first floor. Solid oak door to;-

### CLOAKROOM

Low level WC., double vanity unit with inset wash hand basin and tiled splash back. Tiled flooring, central heating radiator with thermostatic valve. Smooth finish ceiling, coved ceiling. Two uPVC double glazed windows with frosted glass to front.

### LOUNGE

19' 7" (into bay) x 12' 6" (5.97m x 3.81m) Three central heating radiators with thermostatic valves, smooth finish walls and ceiling, coved ceiling. Fireplace with inset coal effect gas fire, marble surround and hearth. TV aerial point and telephone point (subject to service providers regulations). Westerly facing uPVC double glazed bay window to front. Two further uPVC double glazed windows to side. Part solid oak and glazed double doors leading to;-

### DINING ROOM

12' 6" x 11' 5" (3.81m x 3.48m) Central heating radiator with thermostatic valve, smooth finish walls and ceiling, coved ceiling. Telephone point (subject to service providers regulations). Two uPVC double glazed windows to side. uPVC double glazed sliding doors leading to;-

### SUN ROOM

13' 7" x 12' 6" (4.14m x 3.81m) Three central heating radiators with thermostatic valves. Insulated conservatory roof. uPVC double glazed windows both to side and rear. uPVC double glazed French doors leading to rear garden.

## KITCHEN

16' 5" x 9' 11" (5m x 3.02m) Modern fitted kitchen comprising a range of cream high gloss and soft closing, wall, base and drawer units with roll edge working surfaces over. Inset ceramic 1 1/2 bowl sink unit with mixer tap, inset four burner Neff ceramic hob with cooker hood over. Fitted eye level Neff electric oven and microwave. Integrated Bosch dishwasher, space for further appliance. Two shelved larder style cupboards. Cupboard housing Potterton gas boiler. Breakfast bar, central heating radiator with thermostatic valve. Wood effect flooring, smooth finish ceiling, ceiling spotlights. uPVC double glazed window to rear overlooking rear garden. Door to;-

## UTILITY AREA

8' 4" x 5' 6" (2.54m x 1.68m) Two eye level units, laminated work surface with space and plumbing for washing machine under. Space for further appliance. Wood effect flooring, smooth finish ceiling. Solid oak door providing access to integral garage. uPVC double glazed door to rear leading to rear garden.

## FIRST FLOOR LANDING

Central heating radiator with thermostatic valve, smooth finish walls and ceiling, dado rail. Airing cupboard housing hot water cylinder and shelving over. Hatch to loft space

## BEDROOM 1

16' 0" x 13' 1" (4.88m x 3.99m) Central heating radiator with thermostatic valve, smooth finish walls. A range of built in wardrobes with hanging rail and shelves. Westerly facing uPVC double glazed window to front. Door to;-

## EN-SUITE SHOWER ROOM

Comprising tiled shower cubicle with electric Myra shower unit and folding door, vanity unit with inset wash hand basin and mixer tap, low level close coupled dual flush WC. Heated towel rail, wood effect flooring, smooth finish ceiling, ceiling spotlights. Eaves storage cupboard. Velux window to front.

## BEDROOM 2

12' 7" x 10' 9" (3.84m x 3.28m) Central heating radiator with thermostatic valve, smooth finish walls. Range of built in wardrobes with hanging and shelving. Further cupboards above. Westerly facing uPVC double glazed window to front.

## BEDROOM 3

12' 6" x 8' 7" (3.81m x 2.62m) Central heating radiator with thermostatic valve, smooth finish walls and ceiling, picture rail. Range of built in wardrobes and cupboards with hanging rail and shelving. uPVC double glazed window to rear overlooking rear garden.





#### BEDROOM 4

9' 2" x 7' 8" (2.79m x 2.34m) Central heating radiator with thermostatic valve, smooth finish walls and ceiling, picture rail. uPVC double glazed window to side.

#### FAMILY BATHROOM/WC

Comprising panelled bath with mixer tap, tiled shower cubicle with electric Myra shower unit, pedestal wash hand basin with mixer tap, low level close coupled WC., heated towel rail. Central heating radiator with thermostatic valve. Fully tiled walls and floor. Built in shelved storage cupboard. Smooth finish ceiling. uPVC double glazed windows with frosted to glass to both side and rear.

#### OUTSIDE

##### FRONT GARDEN

Large front garden comprising lawned area with flower, shrub and tree borders. Block paved area providing off road parking for a number of vehicles and leading to garage.

##### GARAGE

16' 0" x 8' 5" (4.88m x 2.57m) With metal doors. Wall mounted electric fuse box and meter, wall mounted gas meter. Power and lighting.

##### REAR GARDEN

115' 0" (approx) x 53' 0" (approx) (35.05m x 16.15m) A beautifully landscaped paved and lawned rear garden with mature flower, shrub and tree borders. Timber built storage shed, timber built summerhouse. External tap. Gate providing side access.



## Tenure

Freehold

## Council Tax Band

F

## Viewing Arrangements

Strictly by appointment

## Contact Details

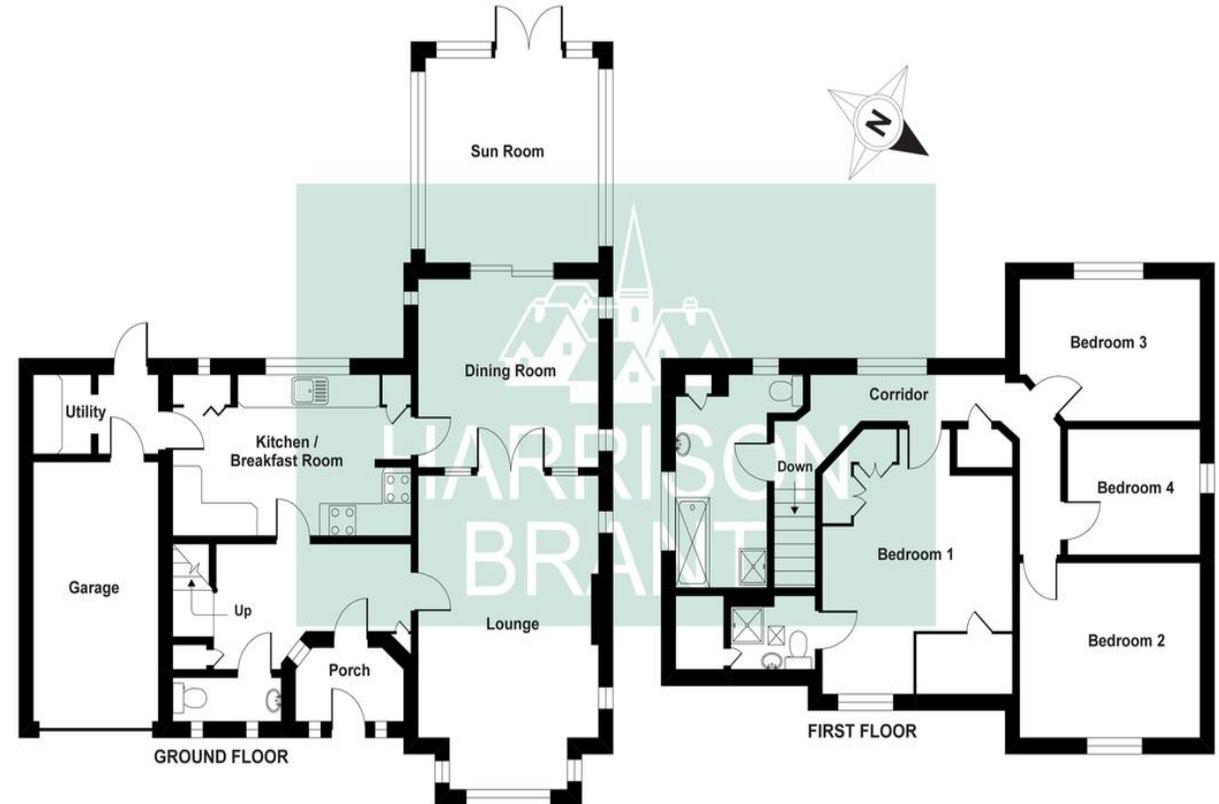
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## Windlesham Gardens, Shoreham-by-Sea, BN43

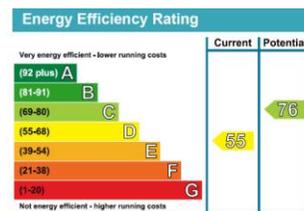
APPROX. GROSS INTERNAL FLOOR AREA 1900 SQ FT 176.5 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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N.B. Although this property may have the facility of heating and other appliances these were not tested at the time of our inspection.

Items shown in the photographs are not necessarily included in the sale.

VIEWING STRICTLY BY APPOINTMENT THROUGH HARRISON BRANT

VALUATIONS: If you have a property to sell in our area, please ask for a free market valuation.

Whilst we endeavour to make our sales particulars accurate and reliable, should there be any detail which is particularly important to you, please contact our office and we will verify the information given.

