



Pendennis Roman Crescent | | Southwick | BN42 4TY





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Price Range £950,000

\*\*\* £950,000 - £1,000,000 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS RARELY AVAILABLE DETACHED PROPERTY SITUATED ON A GENEROUS PLOT ON A PRIVATE ROAD, ROMAN CRESCENT.

IMMACULATLY PRESENTED AND OFFERED WITH NO CHAIN, THE PROPERTY HAS SPACIOUS LIVING ACCOMMODATION ON THE GROUND FLOOR, INCLUDING A 21'5 KITCHEN / DINING ROOM, AND A 17'1 LIVING ROOM WITH PATIO DOORS LEADING OUT ONTO A VERY SECLUDED AND SOUTHERLY ASPECT REAR GARDENS. UPSTAIRS THERE ARE THREE GENEROUSLY SIZED BEDROOMS, MASTER WITH AN EN SUITE AND A JULIET STYLE BALCONY WITH STUNNING VIEWS OF THE GARDENS.

PLEASE CALL NOW TO VIEW - 01273 461144

- DETACHED HOUSE
- 21'5 KITCHEN DINING ROOM
- CALL TO VIEW
- STUNNING REAR GARDENS
- IMMACULATE CONDITION
- 01273 461144
- QUIET SECLUDED LOCATION
- THREE DOUBLE BEDROOMS
- NO ONWARD CHAIN
- 17'1 LIVING ROOM

## ENTRANCE HALL

Double glazed door to front, doors giving access to all rooms.

## KITCHEN DINING ROOM

21'5 x 16'8 (6.53m x 5.08m)

Modern, extensive range of wall and base level units, wood effect work surfaces, inset gas hob, eye level double oven, inset sink unit, integrated appliances, breakfast bar area. Double glazed front aspect windows, double glazed French doors leading out onto the rear garden, door to

## RECEPTION ROOM

16'10 x 11'11 (5.13m x 3.63m)

Feature fire place, stairs rising to the First Floor Landing, doors to Living Room and Entrance Hall, double glazed door leading out onto the rear garden.

## LIVING ROOM

17'1 x 15'1 (5.21m x 4.60m)

Double glazed side aspect windows, double glazed patio doors leading out onto the rear garden.

## CLOAKROOM

Matching suite, comprising low level W.C, wash hand basin, storage cupboard, double glazed side aspect window.

## FIRST FLOOR LANDING

Half galleried landing, doors giving access to all rooms, double glazed rear aspect windows.

## MASTER BEDROOM

15'4 x 13'4 (4.67m x 4.06m)

Double glazed side aspect windows, fitted wardrobes, double glazed French doors with Juliet style balcony and stunning views over the rear gardens, door to

## EN SUITE

Matching suite, walk in shower cubicle, low level W.C, wash hand basin, Velux style window.

## BEDROOM 2

17'2 x 10'11 (5.23m x 3.33m)

Double glazed front aspect windows,

## BEDROOM 3

21'7 x 13'2 (6.58m x 4.01m)

Double glazed side and rear aspect windows, eaves storage.

## BATHROOM

Matching suite, roll top claw foot bath, pedestal wash hand basin, low level W.C, walk in shower cubicle, double glazed front aspect windows.

## OUTSIDE

### FRONT GARDEN

Accessed via a Private Road, area of hard standing providing off road parking.

### REAR GARDENS

Being Southerly aspect and secluded, there are large raised patio areas with storage underneath, lawn with fish pond, Summer House, vegetable patches at the end of the garden, gated access.

### DETACHED DOUBLE GARAGE

Situated at the rear of the property, accessed via the Private Road, electric door, personal door, power and light.



