3 Whitelot Way | | Southwick | BN42 4YF

WARWICK BAKER
ESTATE AGENT

3 Whitelot Way | | Southwick | BN42 4YF

£349,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS SEMI-DETACHED HOUSE. LOCATED WITHIN I MILE OF SOUTHWICK MAINLINE RAILWAY STATION (LONDON -VICTORIA 80 MINUTES). THE PROPERTY BENEFITS FROM ENTRANCE HALL, THREE BEDROOMS, 20' WEST FACING LOUNGE THROUGH DINING ROOM, MODERN KITCHEN, FAMILY BATHROOM, FRONT GARDEN, WEST FACING REAR GARDEN, OUTSIDE OFFICE/CABIN AND 17' GARAGE. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- ENTRANCE PORCH
- ENTRANCE HALL
- 3 BEDROOMS
- 20' LOUNGE THROUGH DINING ROOM
- MODERN KITCHEN
- FAMILY SHOWER ROOM
- 25' FRONT GARDEN
- 45' WEST FACING REAR GARDEN
- OUTSIDE OFFICE
- 17' GARAGE

Part double glazed front door leading to:

ENTRANCE PORCH
7'7" in length (2.33 in length)
Double glazed windows to the front having an easterly aspect, double glazed window to the side, vinyl flooring.

Part double glazed front door leading to:

ENTRANCE HALL
8'7" in length (2.63 in length)
Frosted double glazed windows to the front having an easterly aspect, double doors giving access to under stairs storage cupboard, hard wood flooring.

Door way off entrance hall to:

LOUNGE THROUGH DINING ROOM
19'11" x 12'8" (6.08 x 3.87)
Double glazed windows and twin double glazed French doors to the rear having a westerly aspect, feature gas effect fireplace with cast iron cradle and insert, stone surround and mantle, double panelled radiator, single panel radiator, hard wood flooring.

Door off entrance hall to:

KITCHEN
12'8" x 7'9" (3.87 x 2.38)
Comprising stainless steel sink unit with mixer tap inset into granite effect work top, range of cupboards under, space and plumbing for washing machine to the side, matching granite effect back splash with tiling over, built in storage cupboard to the side housing ' MAIN COMBI 24 HE ' gas fired combination boiler, matching adjacent granite effect work top with inset stainless steel four ring gas hob, drawers and cupboards under, matching granite effect back splash with tiling over, stainless steel back splash, glass and stainless steel extractor hood, complimented by matching wall units to either side, built in double doored storage cupboard to the side with shelving, built in ' BAUMATIC ' double electric oven to the side, built in integrated ' BAUMATIC ' fridge/freezer to the side, built in storage cupboard with shelf, housing pressurised cylinder for the shower, double glazed windows to the front having an easterly aspect, part frosted double glazed door giving access to the side of the property, tiled flooring.

Turning staircase up from entrance hall to:

LANDING
Access to loft storage space.

Door of landing to:

BEDROOM 1
11'3" x 10'9" (3.45 x 3.29)
Double glazed windows to the rear having a westerly aspect with distant glimpses of The English Channel, built in double doored wardrobe with hanging and shelving, range of three drawers, built in corner wardrobe with hanging and shelving, range of two built in double doored storage cupboards over the bed area, display shelving under, built in single wardrobe with hanging and shelving space, single panel radiator, laminate wood flooring.

Door off landing to:

BEDROOM 2
11'8" x 8'10" (3.58 x 2.71)
Double glazed windows to the rear having a westerly aspect with distant glimpses of The English Channel, double panelled radiator, laminate wood flooring.

Door off landing to:

BEDROOM 3
8'0" x 7'6" (2.45 x 2.31)
Double glazed windows to the front having an easterly aspect, double panelled radiator, recessed storage space with hanging and shelving.

Door off landing to:

SHOWER ROOM
Comprising step in shower cubicle with built in shower with rainfall style shower head and separate shower attachment, glass shower screen, vanity unit with inset wash hand basin with contemporary style mixer tap, double doored storage cupboard under, low level wc, range of three drawers to the side, built in double doored storage cupboard with shelving, heated hand towel rail, range of frosted double glazed windows, vinyl flooring.

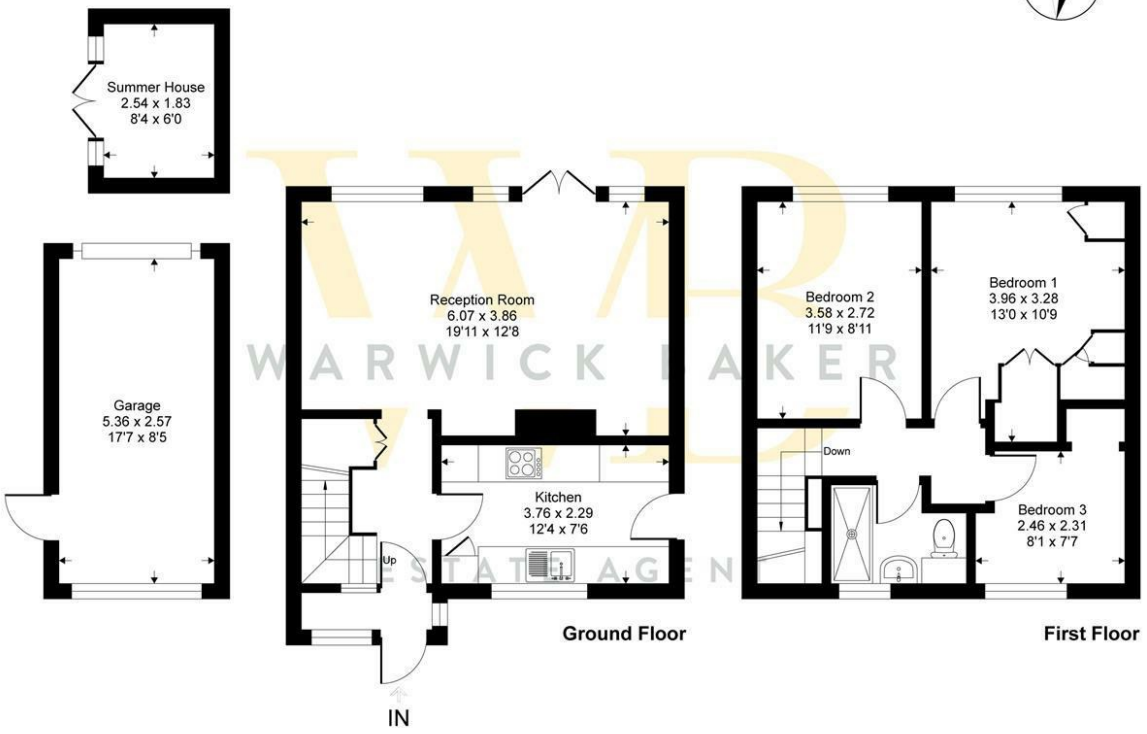
FRONT GARDEN
25'3" x 19'4" (7.72 x 5.90)
Laid to lawn, raised rockery area, concrete pathway to the front door, further concrete pathway leading to side gate with passage way down the side of the property to:

REAR GARDEN
26'2" x 45'8" (7.98 x 13.92)
Lower patio area with outside office/cabin 2.57 x 1.81 (8'5" x 5'11") lofted root space, power and lighting, windows and twin glazed french doors to the front having a favoured southerly aspect, stairs up from patio area to lawned area having a westerly aspect, variety of flowers trees and shrubs, enclosed by high walls to three sides, rear gate, door giving access to:

GARAGE
17'7" x 8'5" (5.36m x 2.57m)
Up and over door, power and lighting, window to the side.

Whitelot Way, BN42

Approximate Gross Internal Area = 78 sq m / 841 sq ft
Approximate Garage Internal Area = 14 sq m / 148 sq ft
Approximate Outbuilding Internal Area = 5 sq m / 50 sq ft
Approximate Total Internal Area = 97 sq m / 1039 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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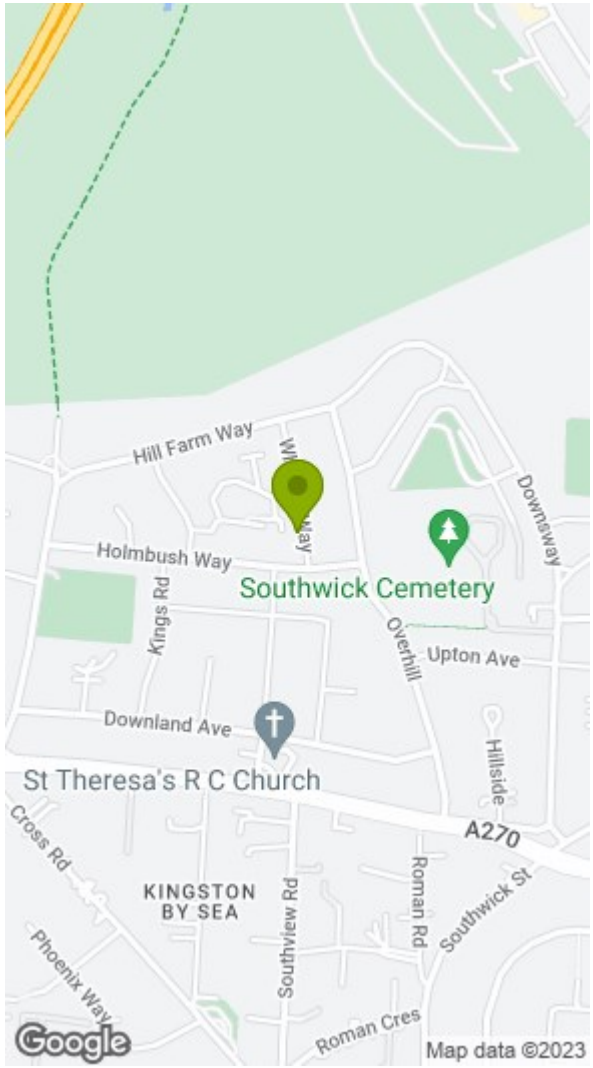

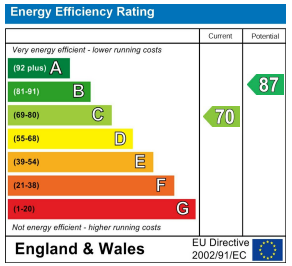

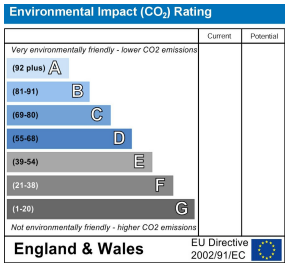

Disclaimer

* 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