The Willows 38, Lesser Foxholes | | Shoreham | BN43 5NT

WARWICK BAKER
ESTATE AGENT

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£844,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS RARELY AVAILABLE NEWLY BUILT DETACHED PROPERTY BY BiOphilic HOMES. LOCATED IN A PRIVATE CLOSE THE PROPERTY BENEFITS FROM ENTRANCE HALL, FIVE-SIX BEDROOMS, OPEN PLAN LOUNGE/DINING/KITCHEN BREAKFAST ROOM, UTILITY ROOM, GROUND FLOOR CLOAK ROOM, FAMILY BATHROOM, TWO EN-SUITE SHOWER ROOMS, PARKING FOR TWO CARS AND 52' WEST FACING REAR GARDEN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- ENTRANCE HALL
- 5-6 BEDROOMS
- OPEN PLAN LOUNGE/DINING/KITCHEN BREAK FAST ROOM
- RECEPTION 2 + UTILITY ROOM
- GROUND FLOOR CLOAK ROOM
- FAMILY BATHROOM
- TWO EN-SUITE SHOWER ROOMS
- THREE OFF ROAD PARKING SPACE
- 52' WEST FACING REAR GARDEN
- NO UPWARD CHAIN

Part frosted double glazed front door leading to:

ENTRANCE HALL
21'1" x 10'6" (6.44 x 3.22)
Being 'L' shaped, floating composite click flooring with suitable underlay with under floor heating, high level double glazed windows to the front having an easterly aspect, LED downlighting.

Sliding door off entrance hall to:

OPEN PLAN LOUNGE/DINING ROOM
23'07 x 20'09 (7.19m x 6.32m)
Range of bi-fold double glazed doors to the rear garden having a westerly aspect and views of The South Downs, floating composite click flooring with suitable underlay with under floor heating.

KITCHEN AREA
16'4" x 10'2" (5 x 3.1)
Geman designed kitchen comprising 1 1/4 bowl stainless steel sink unit with contemporary style mixer tap inset into granite effect work top, inset 'BLAUPUNKT' three ring induction hob, range of slow closing drawers and cupboards under, integrated 'BLAUPUNKT' dishwasher to the side, back splash, complimented by matching wall units over with down lighting, integrated extractor with down lighting, built in 'BLAUPUNKT' fridge/freezer to the side, built in 'BLAUPUNKT' electric oven to the side, storage cupboards under and over, matching free standing three seater breakfast island, with slow closing cupboards under, pull out bin cupboard, floating composite click flooring with suitable underlay with under floor heating, LED down lighting, double glazed windows to the rear having a westerly aspect with views of The South Downs.

Door off entrance hall to:

UTILITY ROOM
Comprising stainless steel sink unit with contemporary style mixer tap, inset into granite effect work top, slow closing cupboards under, space and plumbing for washing machine to the side, space for tumble dryer, back splash, complimented by matching wall units over, storage cupboard to the side housing 'IDEAL LOGIC MAX SYSTEM S18' wall mounted gas fired combination boiler, door giving access to airing cupboard housing 'IDEAL' pressurised hot water system, double glazed windows to the side, floating composite click flooring with suitable underlay with under floor heating, extractor fan, LED down lighting.

Door off entrance hall to:

BEDROOM 5
13'08 x 12'09 (4.17m x 3.89m)
Double glazed windows to the side, floating composite click flooring with suitable underlay with under floor heating.

Door off entrance hall to:

RECEPTION 2/BEDROOM 5
16'08 x 13'08 (5.08m x 4.17m)
Double glazed windows to the front having an easterly aspect, floating composite click flooring with suitable underlay with under floor heating.

Door off entrance hall to:

GROUND FLOOR CLOAK ROOM
With wood panelling to dado height, low level wc, wall mounted enamelled sink unit with contemporary style mixer tap, storage cupboard under, floating composite click flooring with suitable underlay with under floor heating, extractor fan, LED down lighting.

Turning staircase with bannister and spindles to:

LANDING
Contemporary school style radiator, access to loft storage space.

Door off landing to:

BEDROOM 1
20'11 x 13'03 (6.38m x 4.04m)
Double glazed windows to the rear having a westerly aspect with views of The South Downs, two built in double doored wardrobes with hanging and shelving space, cast column radiator, LED down lighting.

Sliding door off bedroom 1 to:

EN-SUITE SHOWER ROOM
Being part tiled, comprising low level wc, wall mounted enamelled sink unit with contemporary style mixer tap, twin drawers under, heated hand towel rail, tiled flooring, frosted double glazed window to the side, step in fully tiled shower cubicle with built in shower with rainfall style shower head, sliding glass shower door, extractor fan, LED down lighting.

Door off landing to:

BEDROOM 2
17'06 x 12'09 (5.33m x 3.89m)
Double glazed windows to the front having an easterly aspect, cast column radiator, LED down light.

Sliding door off bedroom 2 to:

EN-SUITE SHOWER ROOM
Being part tiled, comprising low level wc, wall mounted enamelled sink unit with contemporary style mixer tap, twin drawers under, heated hand towel rail, frosted double glazed window to the side, tiled flooring, step in fully tiled shower cubicle with built in shower and rainfall style shower head, sliding glass shower door, extractor fan, LED down lighting.

Door off landing to:

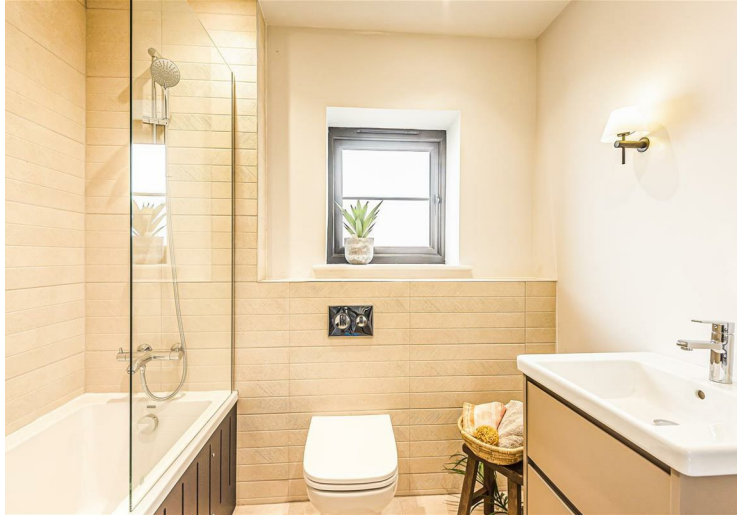
BEDROOM 3
17'09 x 9'06 (5.41m x 2.90m)
Double glazed windows to the rear having a westerly aspect with views of The South Downs, cast column style radiator.

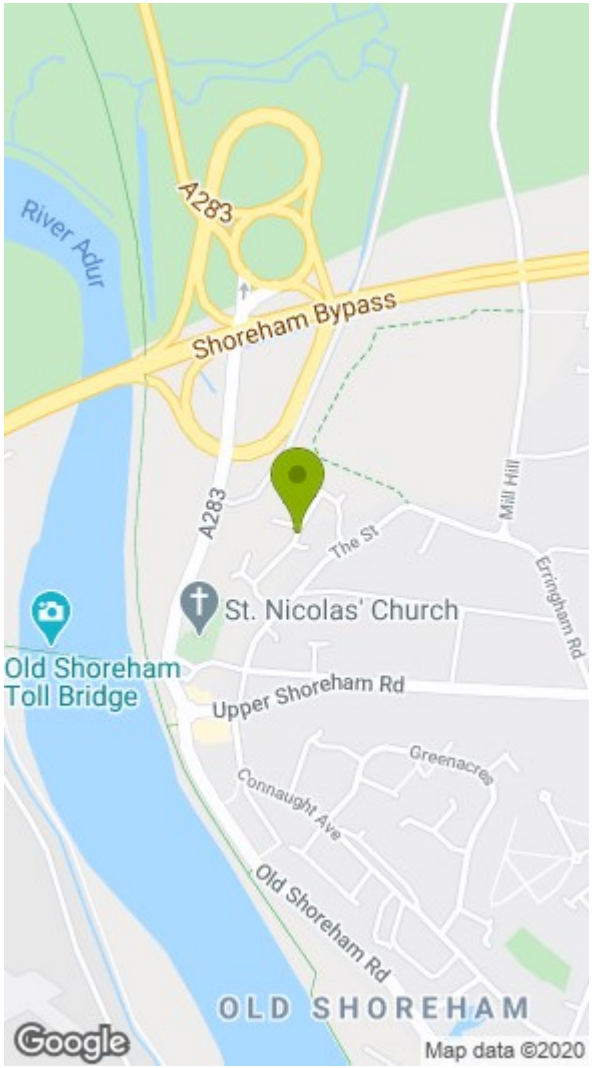
Door off landing to:

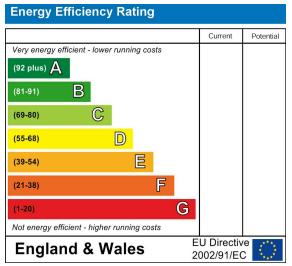
BEDROOM 4
16'06 x 9'07 (5.03m x 2.92m)
Double glazed windows to the front having an easterly aspect, cast column style radiator.

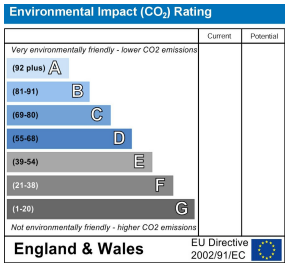
FRONT AREA
Laid totally to 'RUMBLESTONE' with parking for three cars.

REAR GARDEN
32'5" x 52'5" (9.9 x 16)
Natural Indian stone patio slab area, laid to lawn having a westerly/southerly aspect, enclosed by fencing to three sides, side gate giving access to the front of the property.









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

10 High Street, Shoreham-by-Sea, West Sussex, BN43 5DA | Tel: 01273 461144 | Email: info@warwickbaker.co.uk | Web: www.warwickbaker.co.uk