7 The Gardens | | Southwick | BN42 4AP

WARWICK BAKER
ESTATE AGENT

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Offers In Excess Of £459,950

*** O.I.E.O. £459,950 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS SEMI-DETACHED CHALET STYLE FAMILY HOUSE. LOCATED WITHIN 500 METRES OF SOUTHWICK MAINLINE RAILWAY STATION (LONDON -VICTORIA 80 MINUTES). THE PROPERTY BENEFITS FROM ENTRANCE HALL, FOUR BEDROOMS, 14' SOUTH FACING LOUNGE, MODERN KITCHEN/DINER, UTILITY AREA, GROUND FLOOR CLOAKROOM, FULLY TILED FAMILY BATHROOM, OFF ROAD PARKING SPACE, SHARED DRIVEWAY TO GARAGE AND 72' REAR GARDEN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- ENTRANCE HALL
- 4 BEDROOMS
- 14' SOUTH FACING LOUNGE
- MODERN KITCHEN/DINER
- UTILITY AREA
- GROUND FLOOR CLOAKROOM
- FAMILY BATHROOM
- OFF ROAD PARKING SPACE
- SHARED DRIVE TO GARAGE
- 72' REAR GARDEN

Part frosted glazed front door to:

ENTRANCE HALL
10'7" in length (3.24 in length)
High level frosted glazed window to the side, high level storage cupboard housing trip switches, single panel radiator, vinyl flooring.

Original wood panelled door off entrance hall to:

LOUNGE
14'4" x 9'11" (4.39 x 3.03)
Into bay with double glazed windows to the front having a favoured southerly aspect, double panelled radiator, laminate wood flooring.

Doorway off entrance hall to:

DINING ROOM
10'7" x 10'1" (3.24 x 3.08)
Double glazed windows to the side having an easterly aspect, double panelled radiator, laminate wood flooring.

Square opening off dining room to:

BEDROOM 4
10'8" x 9'10" (3.26 x 3.01)
Double glazed windows to the front having a favoured southerly aspect, single panelled radiator, laminate wood flooring.

Turning staircase with bannister and spindles up from dining room to:

KITCHEN
11'3" x 9'11" (3.45 x 3.03)
Comprising UPVC sink unit with antique style mixer tap inset into wood effect work top, slow closing drawer and cupboards under, space and plumbing for dishwasher to the side, complimented by matching wall unit over housing gas fired combination boiler, adjacent two seat breakfast bar with matching wood effect work top, display shelving below, matching adjacent wood effect work top with space for range style cooker, slow closing drawers and cupboards to either side, stainless steel canopied extractor hood over, matching wood effect work top to the side, space for tall fridge/freezer to the side, double glazed windows to the side having an easterly aspect, frosted glazed windows to the side, laminate wood flooring, spot lighting.

Part glazed door off kitchen to:

UTILITY AREA
7'8" x 4'5" (2.34m x 1.35m)
Double glazed windows and patio to the rear, double glazed window to the side having a westerly aspect, granite effect work top with space and plumbing for washing machine under, space for freezer to the side, tiled flooring.

Door off utility area to:

CLOAKROOM
Comprising low level wc, wall mounted wash hand basin with contemporary style mixer tap, tiled splash bask, frosted double glazed window, tiled flooring, spot lighting.

Original wood panelled door off entrance hall to:

BEDROOM 1
11'5" x 9'0" (3.49 x 2.76)
Double glazed windows to the rear, single panel radiator, laminate wood flooring.

Doorway off entrance hall to:

LANDING
Door off landing to:

BEDROOM 2
13'5" x 7'6" (4.11 x 2.30)
Sloping ceiling to the front with two ' VELUX ' windows having a favoured southerly aspect, sloping ceiling to the rear with ' VELUX ' window, single panel radiator.

Door off landing to:

BEDROOM 3
12'2" x 6'5" (3.72 x 1.98)
Sloping ceiling to the front with two sets of ' VELUX ' windows having a favoured southerly aspect, single panel radiator.

Door off landing to:

BATHROOM
Being fully tiled, comprising panelled corner bath with mixer tap and separate shower attachment, low level wc, pedestal wash hand with contemporary style mixer tap, heated hand towel rail, sloping ceiling with ' VELUX' window to the rear, tiled flooring, step in fully tiled shower cubicle with built in shower, separate shower attachment, sliding glass shower door.

FRONT GARDEN
20'6" x 16'10" (6.25m x 5.13m)
With off road parking.

Shared driveway leading to:

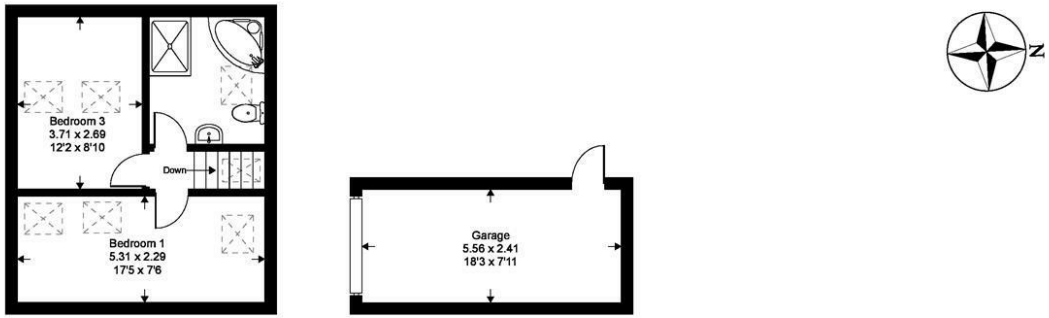
GARAGE
16'2" x 8'1" (4.93 x 2.47)
With up and over door, door giving access to:

REAR GARDEN
72'0" x 18'11" widening to 29'6" (21.95m x 5.79m widening to 9.00)
Mainly laid to lawn with a variety of flowers and shrubs, a plethora of well established tropical palm trees, two patio slab areas, enclosed by fencing to three side, courtyard area and side gate giving access to the driveway.

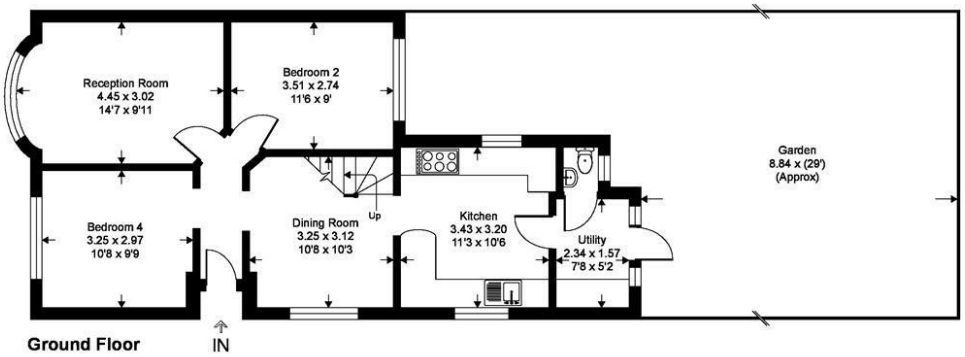
*** UNDER THE ESTATE AGENTS ACT OF 1979 WE HAVE TO DECLARE THIS PROPERTY IS PART OWNED BY A RELATIVE OF AN EMPLOYEE OF WARWICK BAKER ESTATE AGENTS ***

The Gardens, BN42

Approximate Gross Internal Area = 96.1 sq m / 1034 sq ft (excludes garage)



First Floor



Ground Floor

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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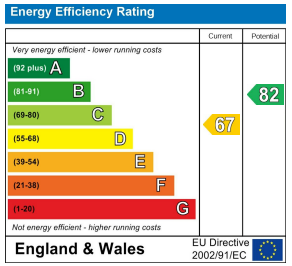

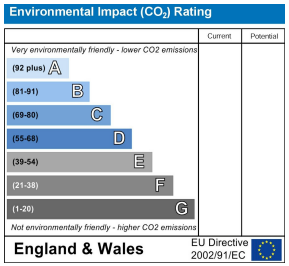

Disclaimer

* 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