27 Mill Hill Drive | | Shoreham-By-Sea | BN43 5TJ

WARWICK BAKER
ESTATE AGENT

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Offers In Excess Of £449,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS UNIQUE SEMI-DETACHED HOUSE, LOCATED IN NORTH SHOREHAM. THE PROPERTY BENEFITS FROM ENTRANCE VESTIBULE, 3 BEDROOMS, 22' LOUNGE, 12' DINING ROOM, MODERN KITCHEN, 8' UTILITY ROOM, BATHROOM, EN-SUITE TO THE MAIN BEDROOM, 25' X 23' FRONT PARKING AND 35’ WEST FACING REAR GARDEN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDOR'S SOLE AGENT.

- ENTRANCE VESTIBULE
- THREE BEDROOMS
- 22' LOUNGE
- 12' DINING ROOM
- KITCHEN
- 8' UTILITY ROOM
- FAMILY BATHROOM
- EN-SUITE TO THE MAIN BEDROOM
- 25' X 23' FRONT PARKING
- 35' WEST FACING REAR GARDEN

Part frosted double glazed front door leading to:

ENTRANCE VESTIBULE
4'7" x 4'6" (1.42 x 1.38)
Double glazed windows to the front having an easterly aspect, part frosted floor to ceiling double glazed window to the side, electric trip switch unit, timer control unit for the driveway lighting.

Part frosted glazed door off entrance vestibule to:

LOUNGE
22'1" x 14'7" (6.75 x 4.46)
Being ' L ' shaped, double glazed windows to the front having an easterly aspect, feature electric fire with contemporary surround and mantle, matching hearth, two double panelled radiators, door giving access to under stairs storage cupboard.

Part frosted glazed door off lounge to:

DINING ROOM
12'10" x 8'11" (3.93 x 2.74)
Double glazed windows and part double glazed door to the rear having a westerly aspect, double panelled radiator.

Opening off dining room to:

KITCHEN
9'3" x 8'11" (2.83 x 2.73)
Comprising stainless steel sink unit with mixer tap inset into wood effect work top, storage cupboards under, space and plumbing for dishwasher to the side, adjacent matching wood work top with inset ' DIPLOMAT ' stainless gas four ring hob, ' BEKO ' electric oven under, storage cupboards to the side, matching wood effect back splash, red aluminium back splash over, complimented by matching wall units over with under counter lighting, adjacent four seater breakfast bar with matching wood effect work top, three drawers and storage cupboard under, display shelving over, double glazed windows to the rear having a westerly aspect, spot lighting, vinyl flooring.

Doorway off kitchen to:

UTILITY ROOM
8'0" x 4'11" (2.44 x 1.52)
Comprising wood effect work top with drawer and storage cupboard under, space for tumble dryer, complimented by matching wall units over, display shelving to the side, space for tall fridge/freezer to the side, adjacent wood effect work with space and plumbing for washing machine under, storage cupboard to the side housing water stop cock, frosted double glazed windows, extractor fan, vinyl flooring.

Turning staircase with bannisters up from lounge to:

LANDING
12'10" x 8'5" (3.92 x 2.59)
Being ' L ' shaped, access to loft storage space.

Door off landing to:

BEDROOM 2
12'11" x 9'7" (3.95 x 2.93)
Double glazed windows to the front with distant views of The English Channel, views of The South Downs, single panel radiator.

Door off landing to:

BEDROOM 3
12'10" x 6'2" (3.93 x 1.88)
Double glazed windows to the rear having a westerly aspect, single panel radiator.

Door off landing to;

FAMILY BATHROOM
Being fully tiled, comprising bath with pine panelling, mixer tap with separate shower attachment, twin hand grips, shower rail and curtain, low level wc, tiled vanity unit with wash hand basin with hot and cold taps, double doored storage cupboard under, door giving access to airing cupboard with slatted shelving.

Door off landing to:

BEDROOM 1
18'1" x 8'1" (5.53 x 2.48)
Being ' L ' shaped, double glazed windows to the front with distant views of The English Channel, views of The South Downs, single panel radiator, access to loft storage space.

Door way off bedroom 1 to:

DRESSING ROOM
With range of hanging and shelving space, wall mounted ' BAXI 'gas fired combination boiler.

Door off bedroom 1 to:

EN-SUITE SHOWER ROOM
Comprising step in fully tiled shower cubicle with built in shower with rainfall style shower head, twin glass shower screens, vanity unit with inset wash hand basin with contemporary style taps, double doored storage cupboard under, single doored storage cupboard to the side, low level wc, heated hand towel rail, frosted double glazed windows, extractor fan.

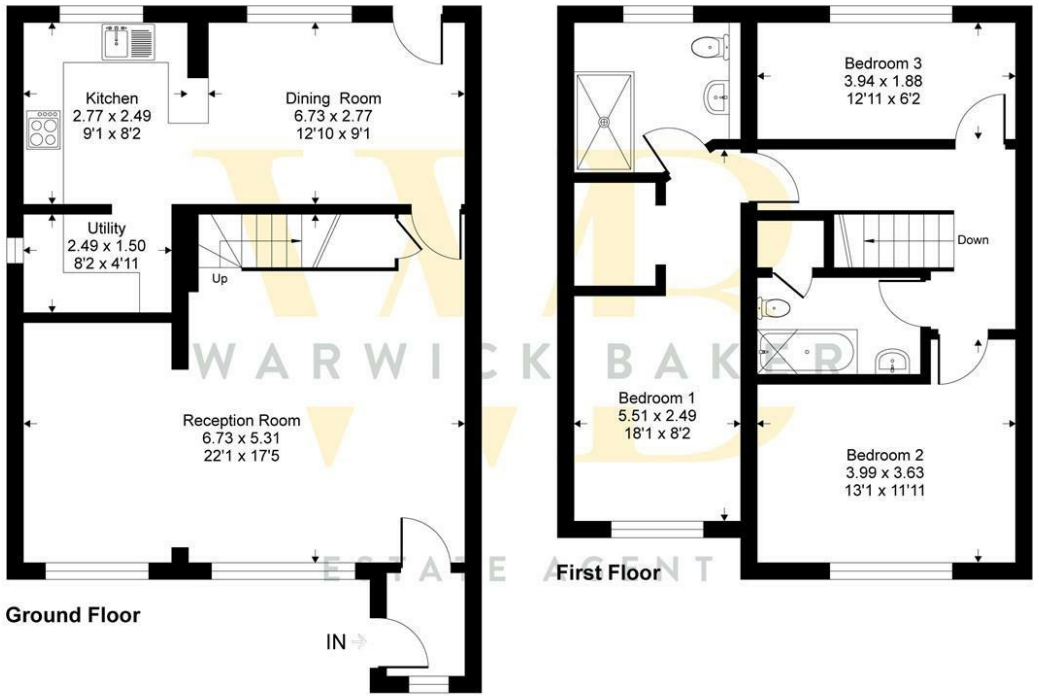
FRONT
25'11" x 23'11" (7.90 x 7.30)
Laid totally to brick hard standing with off road parking for two cars.

Side gate giving access to passageway to:

REAR GARDEN
35'11" x 25'10" (10.95 x 7.88)
Having a westerly aspect, lower patio slab area, five steps up to lawned area, raised flower bed enclosed by railway sleepers, timber built storage shed, all enclosed by fencing to three sides.

Mill Hill Drive BN43

Approximate Gross Internal Area = 111 sq m / 1195 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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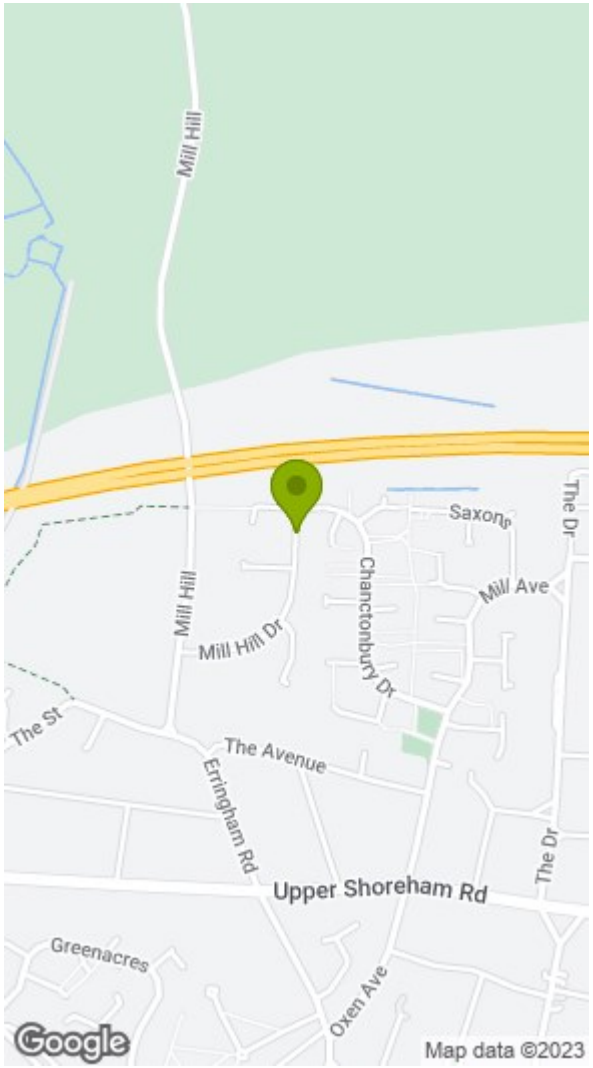

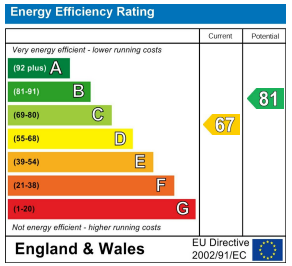

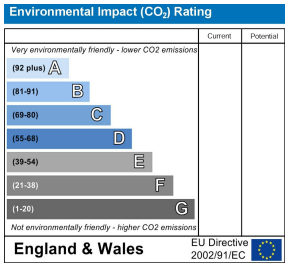

Disclaimer

* 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