The Chimneys 38a, Lesser Foxholes | | Shoreham | BN43 5NT

WARWICK BAKER
ESTATE AGENT

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£869,950

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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, RECEPTION 2, GROUND FLOOR CLOAK ROOM, FAMILY BATHROOM, EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM, PARKING FOR NUMEROUS CARS, INTEGRAL GARAGE AND 60' WEST FACING REAR GARDEN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- ENTRANCE HALL + RECEPTION ROOM
- 5 BEDROOMS
- OPEN PLAN LOUNGE/DINING/KITCHEN BREAKFAST ROOM
- UTILITY ROOM + GROUND FLOOR CLOAK ROOM
- FAMILY BATHROOM
- EN-SUITE SHOWER TO THE MAIN BEDROOM
- AMPLE PRIVATE PARKING
- INTEGRAL GARAGE
- 60' REAR LAWNED GARDEN
- NO UPWARD CHAIN

Part frosted double glazed front door leading to:

ENTRANCE HALL
18'11" x 20'7" (5.77 x 6.29)
Being 'L' shaped, double glazed windows and high level double glazed windows to the front having an easterly aspect, floating composite click flooring with suitable underlay with suitable with under floor heating.

Twin sliding doors off entrance hall to:

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN
21'10 x 23'06 (6.65m x 7.16m)
Range of double glazed bi-fold doors to the rear having a westerly aspect with views of The South Downs, floating composite click flooring with suitable underlay flooring with under floor heating.

KITCHEN AREA
German designed kitchen comprising 1 1/4 bowl stainless steel sink unit with contemporary style mixer tap, inset into granite effect work top with inset 'BLAUPUNKT' three ring induction hob to the side, range of slow closing drawers and cupboards under, built in 'BLAUPUNKT' dishwasher to the side, splash back, complimented by matching wall units over with under counter lighting, built in extractor hood with down lighting, built in 'BLAUPUNKT' fridge/freezer to the side, built in 'BLAUPUNKT' electric oven to the side, storage cupboards under and over, free standing three seater breakfast bar with slow closing cupboards under, pull out bin cupboard to the side, floating composite click flooring with suitable underlay with under floor heating, LED down lighting.

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 drawers and cupboard under, space and plumbing for washing machine to the side, space for tumble dryer to the side, back splash, complimented by matching wall units over, floating composite click flooring with suitable underlay with under floor heating, LED downlighting.

Door off entrance hall to:

RECEPTION 2/BEDROOM 6
14'10 x 14'01 (4.52m x 4.29m)
Double glazed windows to the rear having a westerly aspect with views of The South Downs, floating composite click flooring with suitable underlay with under floor heating.

Door giving access to:

INTEGRAL GARAGE
18'10" x 14'2" (5.76 x 4.32)
With electric up and over door, power and lighting, wall mounted 'IDEAL LOGIC MAX SYSTEM S18' gas fired combination boiler, 'IDEAL' pressurised hot water tank to the side, two high level double glazed windows to the side having a favoured southerly aspect, double glazed window to the front having an easterly aspect.

Door off entrance hall to:

BEDROOM 5
13'10 x 13' (4.22m x 3.96m)
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, comprising low level wc, wall mounted enamelled sink unit with contemporary style mixer tap, storage cupboard under, extractor fan, LED down light.

Door off entrance hall to:

UNDERSTAIRS STORAGE CUOPBOARD
Stairs with bannister and spindles to:

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

Door off landing to:

BEDROOM 1
22'11 x 13'08 (6.99m x 4.17m)
Double glazed windows to the rear having a westerly aspect with views of The South Downs, cast column radiator, two built in double doored wardrobes with hanging and shelving space, LED down lighting.

Sliding door off bedroom 1 to:

EN-SUITE SHOWER ROOM
Comprising low level wc, wall mounted enamelled sink unit with contemporary style mixer tap, storage cupboard under, tiled flooring, heated hand towel rail, frosted double glazed windows, 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
19'05 x 8'10 (5.92m x 2.69m)
Double glazed windows to the rear having a westerly aspect with views of The South Downs, cast column radiator.

Door off landing to:

BEDROOM 3
15'07 x 13'09 (4.75m x 4.19m)
Being of irregular shape, double glazed windows to the front having an easterly aspect, cast column style radiator.

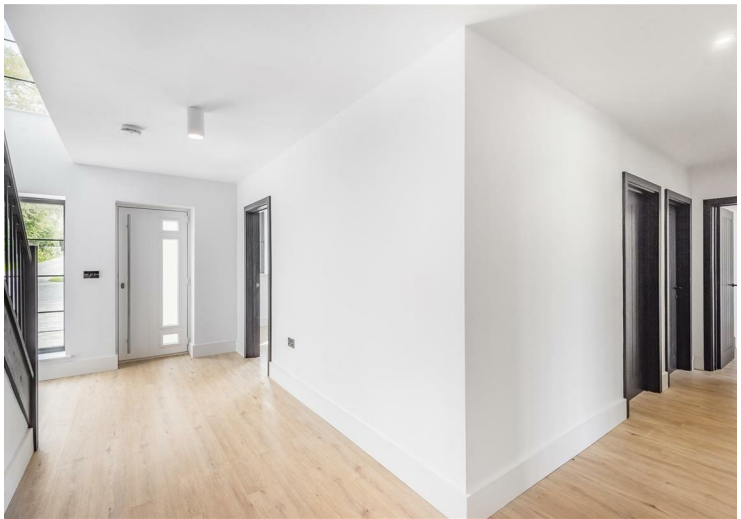
Door off landing to:

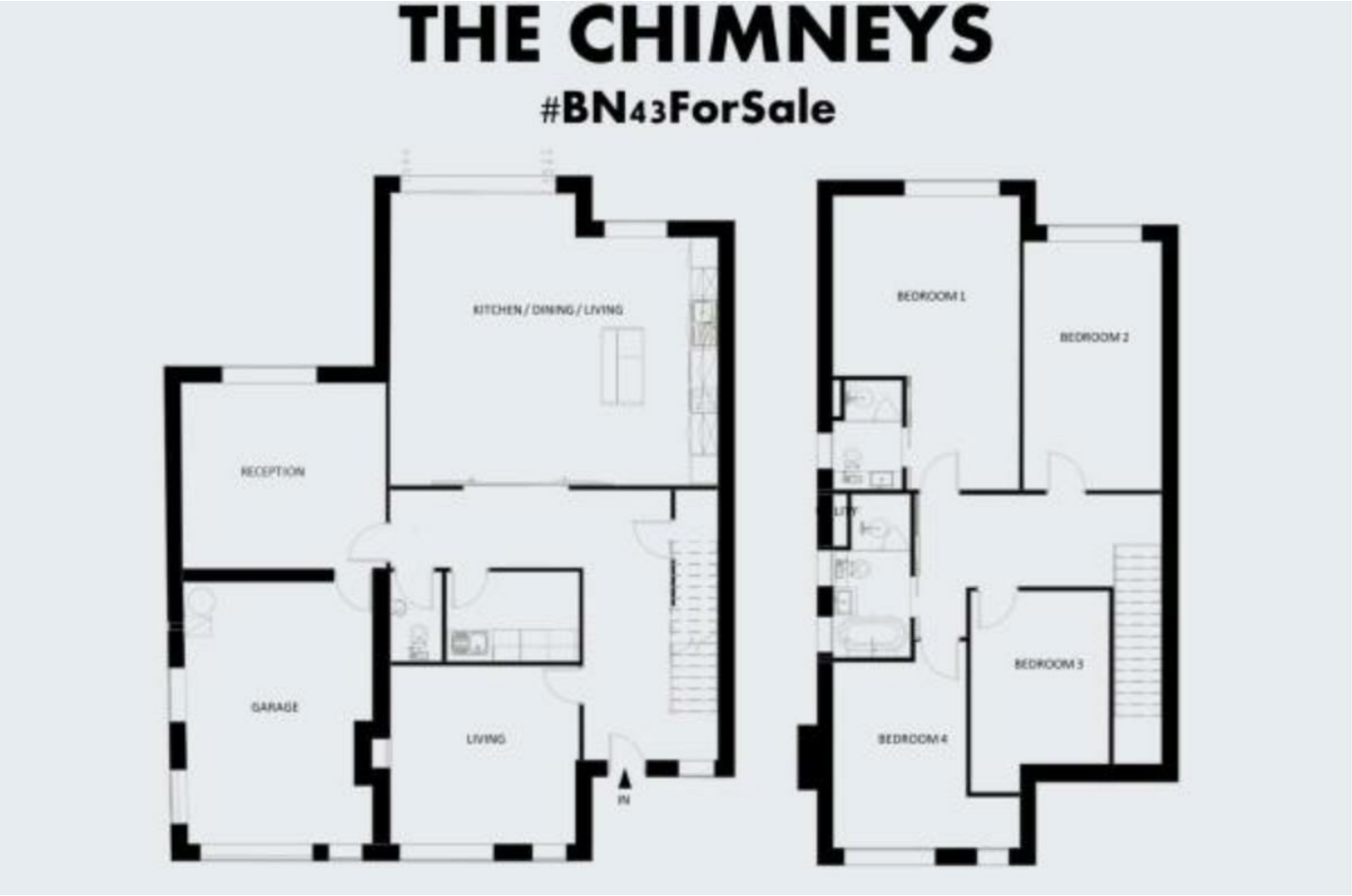
BEDROOM 4
14'09 x 9'05 (4.50m x 2.87m)
Double glazed windows to the front having an easterly aspect, cast column style radiator.

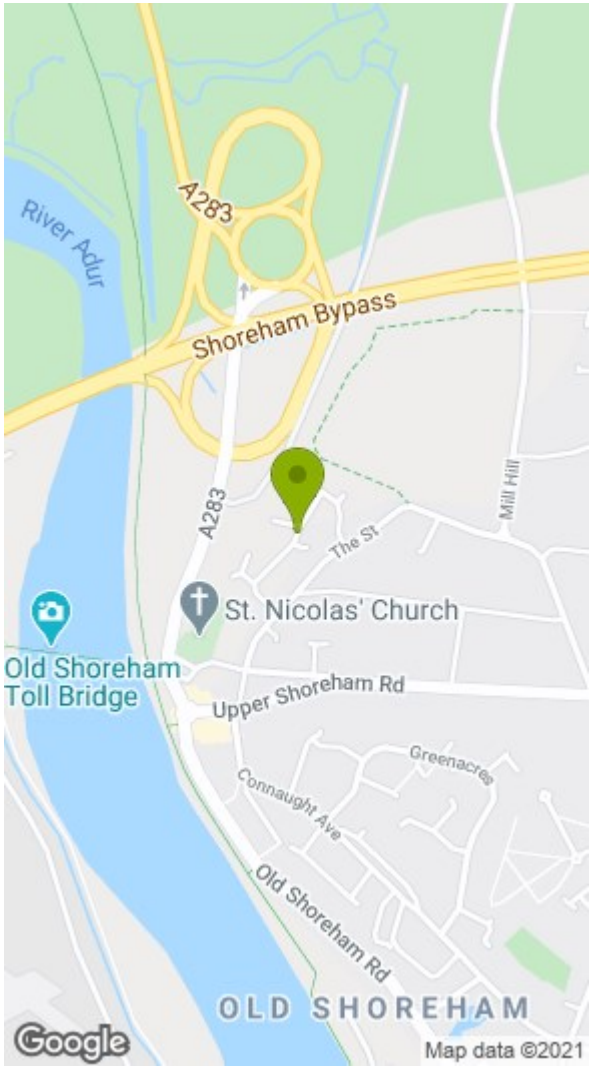
FRONT PARKING AREA
62'4" x 39'4" (19 x 12)
Totally laid to 'RUMBLESTONE' enclosed by lawn, side garden 5.30 m x 9. 70 m with shingle pathway leading to:

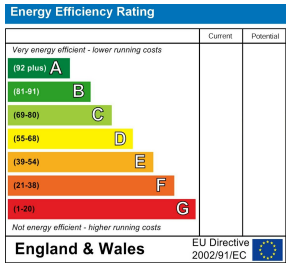
REAR GARDEN
38'8" narrowing to 13'1" x 65'7" (11.80 narrowing to 4 x 20)
Natural Indian stone patio slab area, laid mainly to lawn, enclosed by part high brick walls and fencing having a westerly southerly aspect.

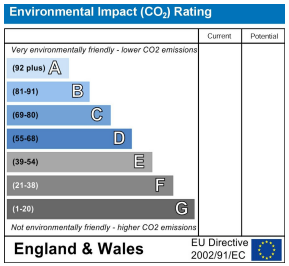
MAINTENANCE
£83.33 PER ANNUM











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