36, The Fairway Willowbrook Park | | Lancing | BN15 8QZ

WARWICK BAKER
ESTATE AGENT

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£240,000

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*** OVER 50'S ONLY ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE BESPOKE 40' PARK HOME LOCATED WITHIN A STONES THROW OF LANCING BEACH, SITUATED WITHIN A PRIVATE LOCATION WITHIN WILLOWBROOK PARK, WHICH OFFERS A HIGHLY SOUGHT AFTER COMMUNITY FEEL. THE PROPERTY BOASTS A WEALTH OF CONTEMPORARY FEATURES INCLUDING, DUAL ASPECT LIVING ROOM, DINING ROOM, KITCHEN, TWO DOUBLE BEDROOMS, BATHROOM, DRESSING ROOM AND SHOWER ROOM TO THE MAIN BEDROOM, OFF ROAD PARKING FOR TWO CARS, SIDE LAWN AND SECLUDED REAR GARDEN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- OVER 50'S ONLY
- KITCHEN
- SIDE AND REAR GARDENS
- 2 DOUBLE BEDROOMS
- BATHROOM
- NO UPWARD CHAIN
- 19' DUAL ASPECT LOUNGE
- EN-SUITE TO MAIN BEDROOM
- DINING ROOM
- OFF ROAD PARKING

Part double glazed front door leading to:

ENTRANCE HALL
18'9" (5.74)
Being ' L ' shaped, single panel radiator, door giving access to storage cupboard with hanging and shelving space, access to loft storage space.

Door off entrance hall to:

DINING ROOM
10'3" x 10'3" (3.14 x 3.13)
Double glazed windows to the side having a westerly aspect, double panelled radiator.

Opening off dining room to:

LOUNGE
19'6" x 12'6" (5.95 x 3.82)
Having a dual aspect, two sets of double glazed bay windows to the front having a favoured southerly aspect, double glazed bay window to the side having a westerly aspect, feature electric fire with wood fire place surround and mantle, tiled insert, tiled hearth, two double panelled radiators.

Door way off entrance hall to:

BREAKFAST AREA
9'3" x 5'4" (2.82 x 1.63)
Comprising granite effect work top, storage cupboards under, space and plumbing for washing machine to the side, space and plumbing for dishwasher to the side, tiled splash back, complimented by matching wall units over, storage cupboard to the side housing ' ALPHA ' gas fired combination boiler, space to the side for tall fridge/freezer, storage cupboard over, double panelled radiator, tiled flooring, part frosted double glazed door giving access to the parking area.

Opening off breakfast area to:

KITCHEN
10'2" x 8'11" (3.11 x 2.74)
Comprising stainless steel sink unit with contemporary style mixer tap inset into granite effect work top, storage cupboards under, matching two seater breakfast bar to the side, tiled splash back, corner display shelf over, adjacent matching work top with inset stainless steel gas five ring hob, drawers and cupboards under, tiled splash back, complimented by matching wall units over with under counter lighting, glass display cabinet to the side, display shelf to the side, built in integrated extractor hood, further matching work top to the side, storage cupboards below, tiled splash back, complimented by matching wall units over, display shelf to the side, built in 'BEKO ' double electric oven to the side, storage cupboards under and over, larder style storage cupboard to the side, tiled flooring, double glazed window to the side having an easterly aspect, extractor fan.

Door off entrance hall to:

BEDROOM 1
12'0" x 10'1" (3.67 x 3.09)
Double glazed bay window to the side having a westerly aspect, double panelled radiator, two built in double doored wardrobes with hanging and shelving space, single built in wardrobe with hanging and shelving space, two built in double doored storage cupboards over the bed area, display shelving to the side.

Door way off bedroom 1 to:

DRESSING AREA
4'3" x 3'5" (1.30 x 1.05)
Comprising dressing table with three drawers under, built in double doored wardrobe with hanging and shelving space, double glazed windows to the rear.

Door off dressing area to:

SHOWER ROOM
Being part tiled, comprising vanity unit with enamelled sink unit and contemporary style mixer tap, storage cupboard below, low level wc, frosted double glazed window, extractor fan, step in fully tiled shower cubicle with built in shower, separate shower attachment, folding glass shower door.

Door off entrance hall to:

BEDROOM 2
10'0" x 9'3" (3.05 x 2.83)
Double glazed windows to the side having an easterly aspect, built in double doored wardrobe with hanging and shelving space, built in single door wardrobe with hanging and shelving space, built in dressing table, three drawers under, three double doored storage cupboards over the bed area, single panel radiator.

Door off entrance hall to:

BATHROOM
Comprising panel bath with twin hand grips, hot and cold taps, low level wc, pedestal wash hand basin with hot and cold taps, frosted double glazed window, single panel radiator.

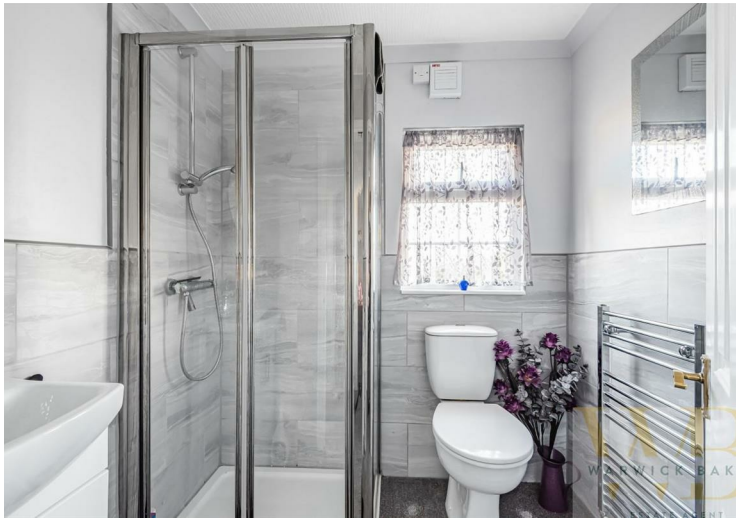
OFF ROAD PARKING
Private allocated parking for two cars, gate giving access to rear garden, steps up giving access to the kitchen.

SIDE GARDEN
Laid totally to lawn, steps up giving access to the entrance hall.

Gate off side garden to:

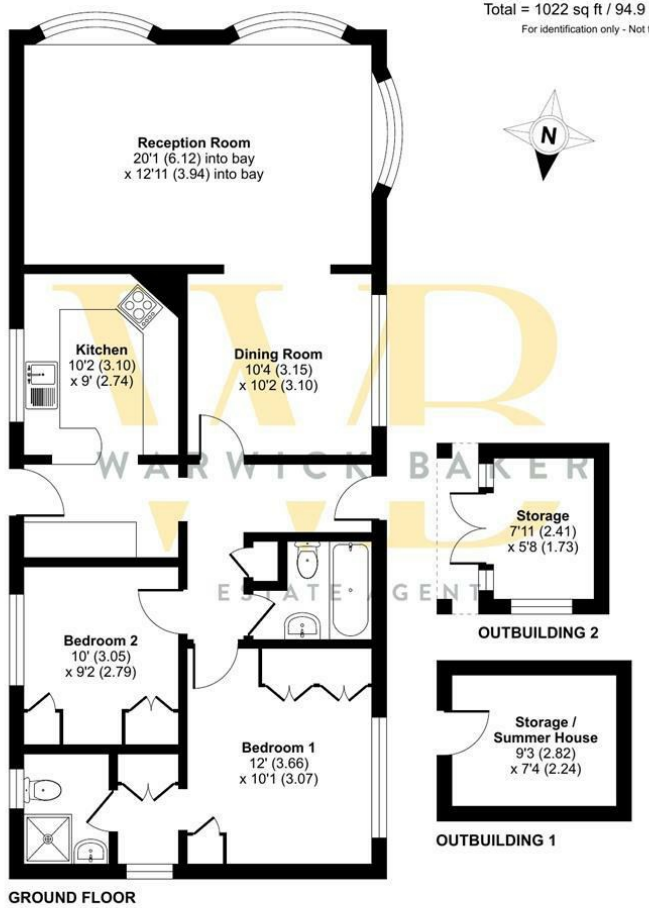
REAR GARDEN
45'7" x 26'2" (13.90 x 8.00)
Laid mainly to shingle, patio slab area, timber built shed, brick built storage unit.

OUTGOINGS
£156.20 PER MONTH FEES



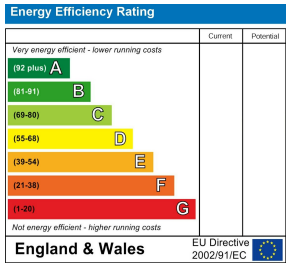
Willowbrook Park, Lancing, BN15

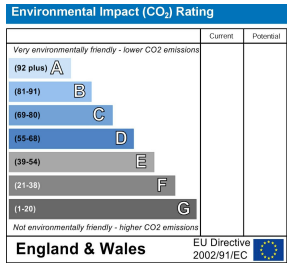
Approximate Area = 909 sq ft / 84.4 sq m
Outbuildings = 113 sq ft / 10.5 sq m
Total = 1022 sq ft / 94.9 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 806521





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