



16 Windlesham Gardens | | Shoreham-By-Sea | BN43 5AD

**WB**  
WARWICK BAKER  
ESTATE AGENT



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Offers In Excess Of £1,100,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS RARELY AVAILABLE DETACHED HOME IN THE SOUGHT AFTER LOCATION, WINDLESHAM GARDENS.

OFFERED IN IMMACULATE CONDITION, THIS FIVE BEDROOM PROPERTY HAS SPACIOUS ACCOMMODATION SET OVER TWO FLOORS.

THIS PROPERTY IS NOW UNDER OFFER

- WINDLESHAM GARDENS
- NO CHAIN
- CALL NOW
- DETACHED FAMILY HOME
- LARGE GARDENS
- 01273 461144
- FIVE BEDROOMS
- MODERN BATHROOM / ENSUITES
- IMMACULAYELY PRESENTED
- DRIVEWAY & GARAGE

Part double glazed front door leading to:

### ENTRANCE HALL

Built in double doored storage cupboard with hanging and shelving space, double doored storage, school style radiator, oak wood block flooring, skylight to the front having a westerly aspect, door giving access to under stairs storage cupboard, housing electric trip switches, burglar alarm system, electric meter.

Part glazed door off entrance hall to:

### LOUNGE

16'4 x 13' (4.98m x 3.96m)

Double glazed bay windows with plantation style shuttering to the front having a westerly aspect, feature gas effect fire, two double panelled radiators, picture rail.

Part glazed door off entrance hall to:

### TV ROOM

15'1 x 9'7 (4.60m x 2.92m)

Recessed area with granite work top, wine cooler below, tiled flooring, built in double doored storage cupboard with shelving, skylight, spot lighting.

Georgian style glazed door off TV Room to:

### UTILITY ROOM

7'10 x 4'2 (2.39m x 1.27m)

Butler sink with mixer tap, wood work top to the side, space and plumbing for washing machine and tumble dryer, double doored storage cupboard over with end display shelving, part glazed door giving access to side passage way with gate accessing the front driveway, spot lighting.

Door off TV Room to:

### CLOAKROOM

Comprising low level wc, heated hand towel rail, frosted double glazed windows, tiled flooring.

Part glazed door off entrance hall to:

### DINING ROOM

14'11 x 12'7 (4.55m x 3.84m)

Feature wood fireplace surround and mantle, feature mirror flat screen tv, double panelled radiator, wood block flooring.

Door off dining room to:

### STUDY

10' x 9'11 (3.05m x 3.02m)

Double glazed windows to the rear having an easterly aspect, double panelled radiator, built in double doored storage cupboard with hanging space, wood block flooring, picture rail.

Twin part glazed doors off dining room to:

### KITCHEN/BREAKFAST ROOM

24'2 x 11'9 (7.37m x 3.58m)

Comprising 1 1/4 bowl sink unit with mixer tap and filter watered tap, inset into Quartz work top, range of slow closing storage cupboards under, matching Quartz back splash, adjacent matching work top with inset 'AEG' induction hob, drawers and cupboards below, built in wine cooler to the side, 'SAMSUNG' flat screen TV over, spherical 'CELESTIAL' extractor hood, double glazed windows with plantation style shuttering to the side having a favoured southerly aspect, three sets of double glazed windows with plantation style shuttering to the rear having an easterly aspect, two sets of double glazed concertina doors to the rear having an easterly aspect, tiled flooring with under floor heating, two canopied sky lights, spotlighting.

Square opening off kitchen area to recessed area measuring 9'8 x 9' with matching worktop, drawers and cupboard under, built in integrated 'BOSCH' dishwasher to the side, matching Quartz back splash, complimented by matching wall units over, built in larder style storage cupboard to the side, two built in 'NEFF' electric ovens, 'NEFF' warming drawer under, storage cupboards under and over, pull out larder unit with shelving to the side, free standing 'BOSCH' American style fridge/freezer to the side, storage cupboard over, built in wine rack to the side, tiled flooring, spotlighting.

Stairs with bannister and spindle to mezzanine half landing.

Stairs up to:

### FIRST FLOOR LANDING

Picture rail, door giving access to eaves storage space housing pre-factory lagged copper cylinder hot water tank, door off to storage cupboard with shelving.

Door off first floor landing to:

### BEDROOM 1

16'6 x 12'11 (5.03m x 3.94m)

Double glazed windows with plantation style shuttering to the front having a westerly aspect, built in double panelled radiator, triple sliding mirrored doored wardrobe with hanging space, picture rail.

Door off bedroom 1 to:

### EN-SUITE SHOWER ROOM

Comprising step in fully tiled shower cubicle, wall mounted 'MIRA' shower unit with separate shower attachment, glass shower screen, low level wc, matching his and hers wall mounted sink units, with contemporary style mixer taps, tiled splash back, two illuminated mirrors over, frosted double glazed windows to the side, built in storage cupboard with shelving, heated hand towel rail, tiled flooring, spotlighting, extractor fan.

Door off landing to:

### BEDROOM 2

15'2 x 10'11 (4.62m x 3.33m)

Double glazed windows to the rear having an easterly aspect, fireplace with surround and mantle, triple doored wardrobe with hanging and shelving space, two further built in double doored wardrobes with hanging and shelving space, single door wardrobe with shelving space and built in drawers, double panelled radiator, picture rail, access to loft storage space.

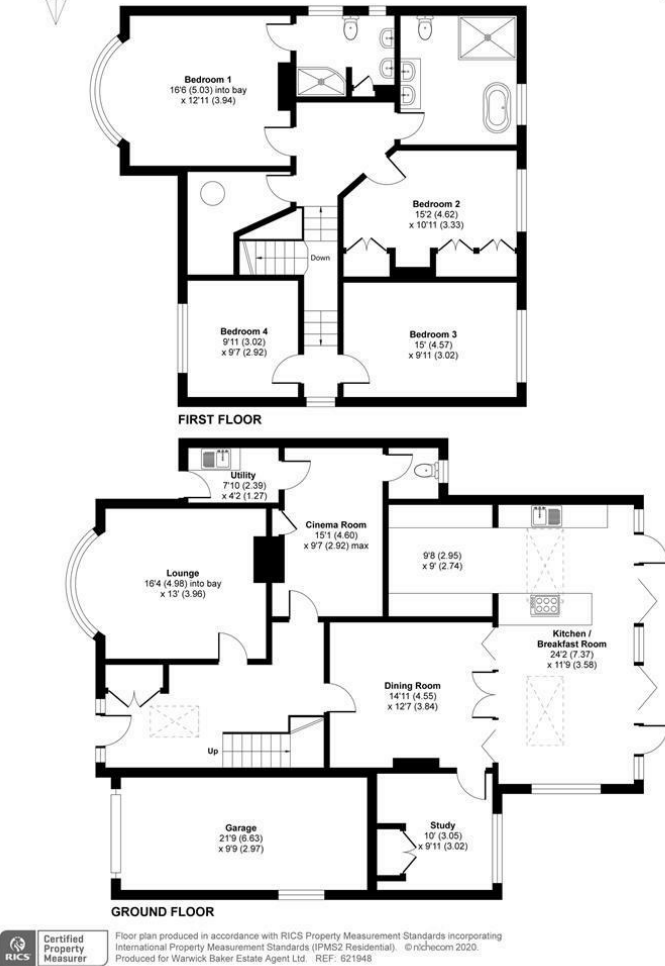
Door off landing to:

### BATHROOM

Comprising free standing oval shaped bath with contemporary mixer tap and separate shower attachment, low level wc, twin pedestal wash hand basins with contemporary style mixer taps, two double doored storage cupboards under, tiled splash back, twin illuminated mirrors over, heated hand towel rail, double panelled radiator, step in fully tiled shower cubicle with built in



**Windlesham Gardens, Shoreham-by-Sea, BN43**  
 Approximate Area = 2515 sq ft / 234 sq m (includes garage)  
 For identification only - Not to scale



FIRST FLOOR  
 GROUND FLOOR  
 RICS Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecomm 2020. Produced for Warwick Baker Estate Agent Ltd. REF: 621948



**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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	