

# 12 Windlesham Road

Shoreham BN43 5AE

Asking Price: £900,000

- DETACHED FAMILY HOME
- FIVE BEDROOMS
- FAMILY BATHROOM
- SITTING ROOM
- KITCHEN/DINING ROOM
- LIVING ROOM
- ESTABLISHED REAR GARDEN
- PRIVATE DRIVE

A charming detached family home offering spacious and versatile accommodation throughout. To the first floor, the property features five well-proportioned bedrooms served by a modern family bathroom.

The ground floor boasts a separate sitting room, alongside a bright and open kitchen/dining room and an additional living room both of which provide direct access to the generous, well established rear garden, perfect for family life and entertaining.

To the front, a private driveway offers ample off-road parking. Ideally situated in a quiet location, the property is within easy walking distance of Shoreham High Street, where a variety of local cafés, eateries, and shops can be enjoyed. The mainline station is also conveniently close, making it an excellent choice for commuters.

Beautifully presented in neutral décor throughout, this home is ready to move straight into and is offered with no onward chain.

**ENCLOSED ENTRANCE PORCH** Tiled floor.

**ENTRANCE HALL** Herringbone wood floor, radiator.

**CLOAKROOM** Comprising low level w.c, wash hand basin with cupboard under, radiator, part tiled walls.

**KITCHEN/DINING ROOM** Incorporating stainless steel 1 1/2 bowl sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, five ring gas hob with concealed extractor, double oven, fridge/freezer and dishwasher, tiled floor, space for table and chairs, radiator, UPVC double glazed window and French doors to garden.

**UTILITY AREA** Washing machine with worktop over, door to side.

**LIVING ROOM** Fireplace, two radiators UPVC window to front and French doors to garden.

**SITTING ROOM** Fireplace, double aspect with UPVC double glazed windows, cupboards and shelves fitted in alcoves, herringbone wood floor, radiator.

## FIRST FLOOR

**LANDING** Hatch to loft space, airing cupboard housing hot water cylinder with linen shelving.

**BEDROOM 1** Double aspect with UPVC double glazed windows, fitted wardrobe, radiator.

**BEDROOM 2** UPVC double glazed window, wardrobe, radiator.

**BEDROOM 3** UPVC double glazed window, radiator.

**BEDROOM 4** UPVC double glazed window, radiator.

**BEDROOM 5** UPVC double glazed window, wardrobe, radiator.

**BATHROOM** Comprising panelled bath, separate walk in shower, wash hand basin with drawer under, low level w.c, heated ladder style towel rail, tiled walls and floor, UPVC double glazed window.

## OUTSIDE

### PRIVATE DRIVE

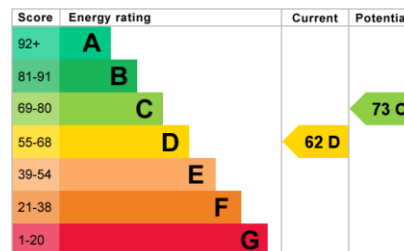
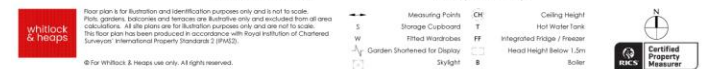
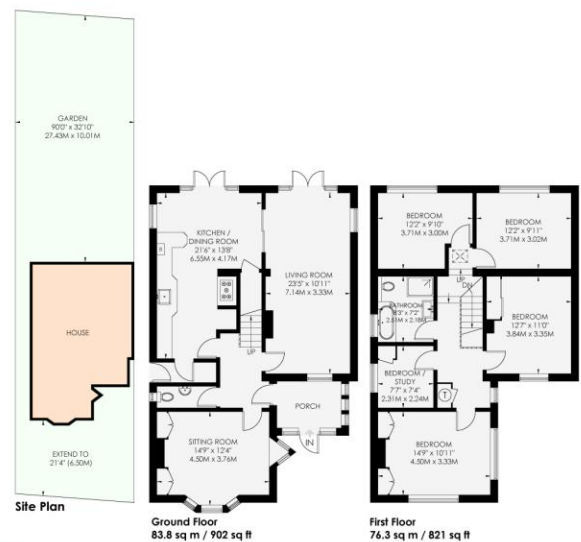
**ESTABLISHED REAR GARDEN** Mainly laid to lawn with patio area, large summer house.

**Council Tax Band E** (taken from the government website, [www.brighton-hove.gov.uk/council-tax](http://www.brighton-hove.gov.uk/council-tax)). We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

WINDLESHAM ROAD

APPROXIMATE GROSS INTERNAL AREA  
160.1 sq m / 1723 sq ft

HOVE



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