

## £270,000

Wickham Court, Southwick Road, North Boarhunt, PO17 6JX

**DRAFT DETAILS :** We are awaiting verification from the Vendor that these details are correct



- Omar Regency 40 x 20
- Two Double Bedroom
- Kitchen/Dining Area
- Lounge & Separate Study
- Bathroom
- Principle Bedroom with En-Suite Facility
- Gas Central Heating & Double Glazing
- Over 45's Only in Secure Gated Park Home Community
- Indoor and Outdoor Swimming Pools, Gym, Club House
- Parking & Gardens

Property Reference : F2025

Council Tax Band: A

Floor Plans ( For illustrative purposes and not drawn exactly to scale)



## The Accommodation comprises:-

Front door with obscured double glazed panel inset into:-

### Entrance Hall:-

5' 9" x 5' 2" (1.75m x 1.57m)

Cloaks hanging cupboard, further cupboard with central heating boiler.

### Lounge:-

17' 5" x 12' 5" (5.30m x 3.78m)

Double glazed Georgian-style windows to front and side elevations, radiator, fireplace with modern gas fire inset with raised hearth, coving to ceiling.



### Kitchen/Diner:-

18' 1" x 9' 0" (5.51m x 2.74m)

Double glazed windows and door giving access to front and rear, range of base and eye level units with work surfaces with tiled surround with underlighting to wall units, single drainer stainless steel sink unit with mixer tap, gas hob with concealed extractor, split-level oven and grill, integrated fridge/freezer, integrated washing machine, dishwasher, radiator in dining area, coving to ceiling, smoke detector.



### Inner Hallway:-

Coving to ceiling, smoke detector.

### Bedroom 1:-

10' 2" x 9' 1" (3.10m x 2.77m) Maximum Measurements

Double glazed window, radiator, wardrobe units.



### En-Suite Shower Room:-

9' 2" x 4' 7" (2.79m x 1.40m) Maximum Measurements

Obscured double glazed window, close-coupled wc, wash hand basin with mixer tap inset vanity unit, corner shower cubicle, coving to ceiling, wall-mounted extractor, lighting inset, radiator.



### Bedroom 2:-

9' 4" x 9' 2" (2.84m x 2.79m)

Double glazed window, radiator, coving to ceiling, fitted wardrobe units.



**Bathroom:-**  
6' 6" x 5' 0" (1.98m x 1.52m)

Obscured double glazed window, panelled bath with mixer tap and hand shower attachment, close-coupled WC, wash hand basin with mixer tap, tiled surround, partly tiled, coving to ceiling with extractor inset.



**Study:-**  
5' 10" x 5' 0" (1.78m x 1.52m)

Double glazed window, radiator, coving to ceiling.

**Outside:-**

Enjoying a cul-de-sac location, driveway, lawns to the front, block-paved pathway to the side with brick-wall, shingled area, terrace for sitting, socialising and entertaining purposes, lawns, continuation of block-paving. To the rear is a further terrace.



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