



 **FOWLERS**
ESTATE AGENTS



£375,000

A semi-detached three bedroom house situated on the edge of this modern residential development on the outskirts of Billingshurst, yet having excellent access to the train station, with the schools network just beyond. The property is built to recent building regulations which give it a very high degree of sound and heat insulation and this is enhanced by solar panels to the rear roof elevation. There is a generous reception hall with a cloakroom. The living room has a double aspect and runs the full width of the property with double doors opening onto the patio and rear garden. The kitchen/breakfast room has a square bay window and is extensively fitted with several integrated appliances. On the first floor the large landing gives access to three good sized bedrooms, with the master bedroom having an en-suite shower. There is also a family bathroom. To the outside, a garage with additional parking is situated towards the rear of the property and the pleasant rear garden has a full width patio and lawn with flower and shrub borders and a timber garden shed.



Hall

Turning staircase to first floor with oak balustrade, understairs cupboard, radiator, cupboard housing meters.

Cloakroom

Concealed cistern w.c., wash hand basin with mixer tap and tiled splash back, tiled floor, radiator, extractor fan.

Living Room

Running the full width of the property and has a double aspect with double glazed double opening doors leading to patio and rear garden, two further double glazed Georgian style windows, two radiators.

Kitchen/Dining Room

The kitchen/dining room has a double aspect with a square bay with double glazed windows overlooking the front. The kitchen is extensively fitted and comprises: worksurface with inset one and a half bowl stainless steel sink unit with mixer tap having base cupboards and drawers under, integrated dishwasher, further matching worksurface with inset five ring gas hob with integrated oven under and further base cupboards, stainless steel splash back with stainless steel

extractor hood over hob, integrated fridge/freezer, space and plumbing for washing machine with concealed gas fired boiler above, range of matching eye-level units, double glazed windows, tiled floor, radiator, recessed spot lights.

Landing

Radiator, airing cupboard housing pressurised hot water tank, access to roof space.

Master Bedroom

Triple length fitted wardrobes with sliding doors, radiator, double glazed window, door to:

En-suite

Walk-in tiled shower cubicle with a generous sized shower cubicle with mixer shower, wash hand basin with mixer tap and tiled shelf over, concealed cistern w.c., chrome heated towel rail, double glazed window, tiled floor, extractor fan, recessed spot lights.

Bedroom Two

Radiator, double glazed window.

Bedroom Three

Radiator, double glazed window.

Family Bathroom

White suite comprising: panelled bath with mixer tap and hand

held shower attachment and fitted shower screen, wash hand basin with mixer tap, concealed cistern w.c., shaver point, full length tiled display sill, chrome heated towel rail, tiled floor, extractor fan, recessed spot lights, double glazed window.

Garage

Situated close-by and being of brick construction with a pitched and tiled roof and up and over garage door, with additional parking space to the front.

Front Garden

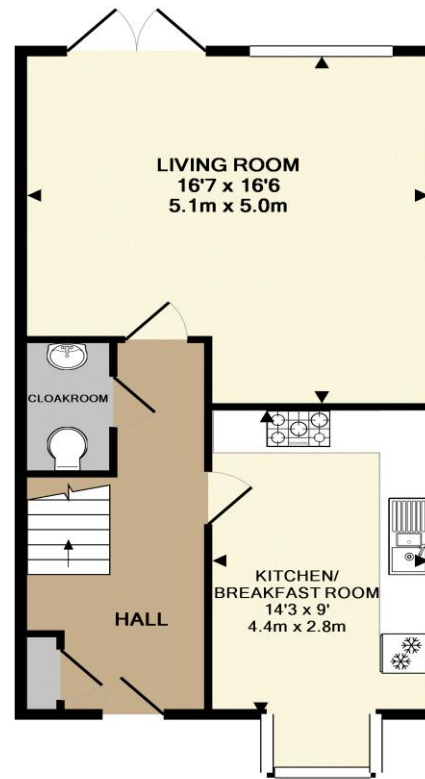
Immediately adjacent to the property is a well stocked flower bed with a pathway and an open plan area of lawn towards the front boundary.

Rear Garden

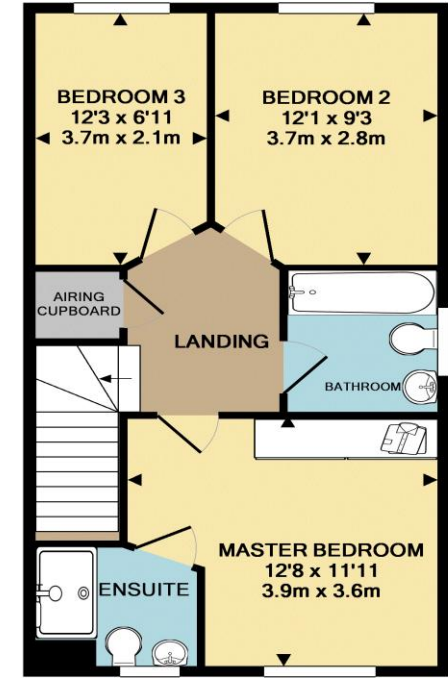
Immediately adjacent to the property is a full width paved patio with an area of lawn beyond with a path running along one side. Towards the rear boundary is a shingled area with flower bed to one side. There is a timber garden store and the garden is enclosed by close boarded timber garden fencing and there is a gate giving side access.

EPC RATING=B





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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"We'll make you feel at home..."

Managing Director:
Marcel Hoad



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1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.