

187, Berrall Way | Billingshurst | West Sussex | RH14 9PQ

FOWLERS
ESTATE AGENTS







187, Berrall Way

Billingshurst | West Sussex | RH14 9PQ

£422,000

A beautifully maintained house situated in a tucked away location on the sought after Penfold Grange development. The windows have all been replaced with triple glazing for maximum efficiency and the boiler for the heating and the hot water tank have both been replaced. One of the many fine features of this wonderful home is its good sized, southerly facing garden with thoughtful planting that makes for a peaceful space with substantial flower beds, an area of lawn and a feature Indian Bean tree to the rear boundary which makes a perfect place to find shade from the summer sun and look back over the garden towards the house. Parking for this property is excellent with a brick built garage directly opposite the property with plenty of space to its front for a vehicle. There is another parking space that is shared with a neighbouring property and provides valuable occasional space.







Entrance
Replacement front door with double glazed insert, leading to:

Hall
Radiator, stairs to first floor, door to:

Living Room
Aspect to front with triple glazed window, radiator.

Cloakroom
White suite comprising: w.c., wash hand basin with glazed shelf over, tiled floor, part tiled walls, radiator.

Dining Room
Sliding patio doors to the garden, radiator, tiled floor, archway through to:

Kitchen
Comprising: worksurface with inset sink unit with mixer tap having base cupboards under, space and plumbing for washing machine, further matching worksurface with inset four ring gas hob and integrated oven under, base cupboards and drawers, extractor hood over hob, several eye-level cupboards, concealed condensing gas fired boiler, space for fridge/freezer, tiled floor, triple glazed window.

Landing
Access to roof space with pull down loft ladder, airing cupboard housing pressurised hot water system.

Bedroom One
Outlook over garden, triple glazed window with plantation shutter, radiator, deep recessed wardrobe, door to:

En-suite Shower
Tiled shower cubicle with mixer shower, pedestal wash hand basin with mixer tap, mirror over and light/shaver point, w.c., radiator, triple glazed window.

Bedroom Two
Triple glazed window, radiator.

Bedroom Three
Triple glazed window, recessed cupboard, fitted shelves.

Bathroom
White suite comprising: panelled bath with twin hand grips, mixer tap and hand held shower attachment (curtain and rail), pedestal wash hand basin with glazed shelf over, mirror with light/shaver point, w.c., radiator, triple glazed window.

Garage and Parking
Brick built garage with a pitched roof and up and over door and parking at the front. Another space is available close to the property that is shared by a neighbour and provides additional parking.

Garden
The wonderful garden is a particular feature of the property with a southerly aspect and has been extensively landscaped with a high degree of seclusion. There is a paved patio adjacent the property with a well stocked flower bed to one side. From the patio a brick paved path continues along the garden passing a raised circular flower bed with extensive planting. An area of lawn continues to the rear boundary where there is an Indian Bean tree that gives a pleasant area of shade in the summer months and makes an ideal place to sit and relax and look at the garden towards the house. There is an area to the side of the house that has a long shed with access doors to the front and the rear. The garden has a gate that leads to the garage and parking.

EPC RATING=C
COUNCIL TAX BAND=E





Berrall Way



Garage
Approximate Floor Area
180.83 sq ft
(16.80 sq m)

Ground Floor
Approximate Floor Area
415.91 sq ft
(38.64 sq m)

First Floor
Approximate Floor Area
415.91 sq ft
(38.64 sq m)

Approximate Gross Internal Area (Excluding Garage) = 77.28 sq m / 831.82 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

"We'll make you feel at home..."



Managing Director:
Marcel Hoad

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3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc. Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.
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