



113 Billingshurst Road
 Broadbridge Heath, West Sussex, RH12 3LJ
 Guide Price £575,000 Freehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

113 Billingshurst Road, Broadbridge Heath, West Sussex, RH12 3LJ

The subject property is in need of full refurbishment and updating but has enormous scope for enlargement and improvement subject to the necessary consents and permissions being obtainable. This is the last remaining of the original bungalows of this type, the adjacent properties have all been enlarged to provide generous family homes. Built in the 1940's the bungalow features a 1/4 acre plot and has generous proportions with 2/3 bedrooms, a bathroom with separate WC, a kitchen and a living room with adjacent dining area/3rd bedroom. Overall the house is in need of full refurbishment but has enormous potential, particularly to involve the large loft space within the accommodation subject to consents being obtainable. The property is offered for sale with **no ongoing chain** and viewings are highly recommended with the vendors sole agents Courtney Green.

Steps up to **Entrance Area** with Porch and **Front Door** with original leaded obscured side panel to the

Entrance Hall

A generous space with radiator, hatch to the superb loft space, arch to

Inner Hallway

With cupboard, obscured door to the garden, doors to each room.

Bedroom 1

With a rear aspect window overlooking the garden, picture rail.

Bedroom 2

With a front aspect window, radiator, picture rail and fitted closet.

Bathroom

With an enclosed enamel bath with taps, wash basin with cupboard below, obscured side window.

Separate WC

With high cistern WC, obscured side window, quarry tiled floor.

Kitchen

With basic fittings, double drainer sink unit, electric cooker panel, front aspect secondary glazed window, radiator, shelved pantry with ventilated window, further shelved cupboard housing the electricity meter, utility cupboard and cupboard above.

Sitting Room

Double aspect room with two side aspect windows and with French doors and matching sidelights leading out to the rear garden, chimney piece with redundant back boiler, glazed divide with sliding doors to

Dining Room/Bedroom 3

With a side aspect window.

Attic Room

This fabulous large loft area must hold some potential for conversion subject to the necessary consents and approvals being obtainable and there are high level windows to the front and rear.

OUTSIDE

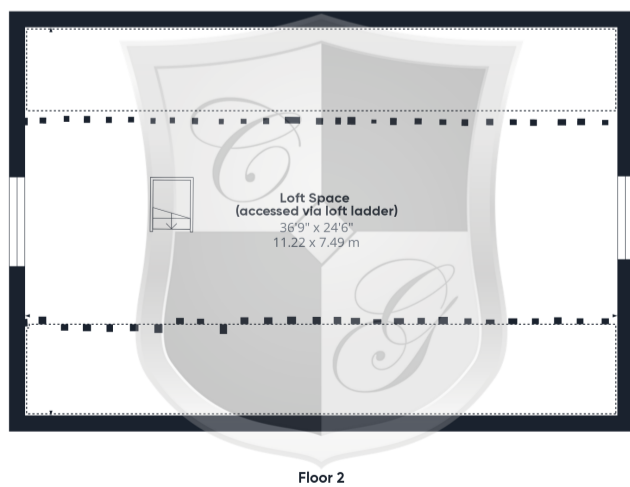
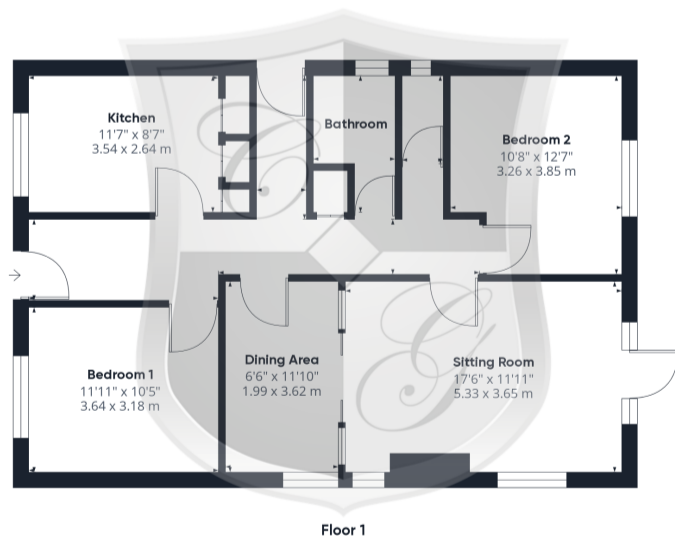
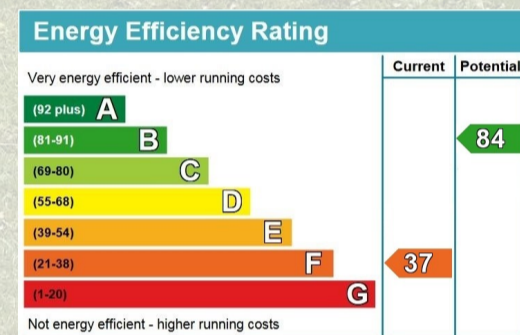
There is a generous garden area which could be further utilised for additional parking if required and there are established trees and shrubs on the borders providing privacy. The driveway and turning area provides parking for 2/3 cars and leads to a garage in need of attention behind which are old coal bunkers and a derelict shed.

The rear garden is an absolute delight extending to about 125ft, the garden is on two levels with areas of lawn with retaining wall and steps leading up to the large rear area and this garden enjoys an almost due South aspect and a very high degree of privacy.

Council Tax Band— **E**

Ref: 24/5585/04/04

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.



Approximate total area[®]
 1751.68 ft²
 162.74 m²

Reduced headroom
 396.38 ft²
 36.83 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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