



1 Barrow Close

A beautifully presented, detached home on a mature plot with an integral double garage and driveway parking. Located in Penfold Grange, close to local amenities and mainline railway station.
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

Energy Performance Certificate (EPC) disclaimer:
EPC'S are carried out by a third-party qualified Energy Assessor and Alex Harvey Estate Agents are not responsible for any information provided on an EPC.

- SIX DOUBLE BEDROOMS
- FOUR BATH/SHOWER ROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- STUDY & UTILITY
- CONSERVATORY
- INTEGRAL DOUBLE GARAGE

Services: Electricity, mains gas, water and mains drainage are currently connected to the property.



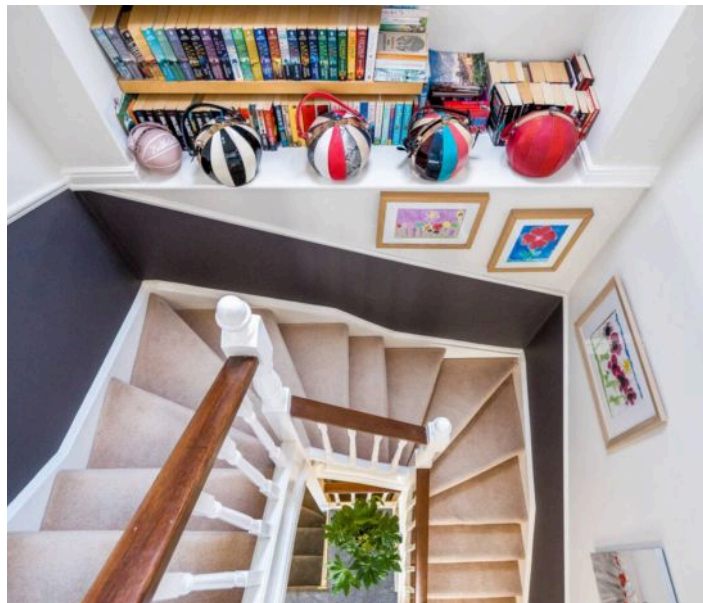
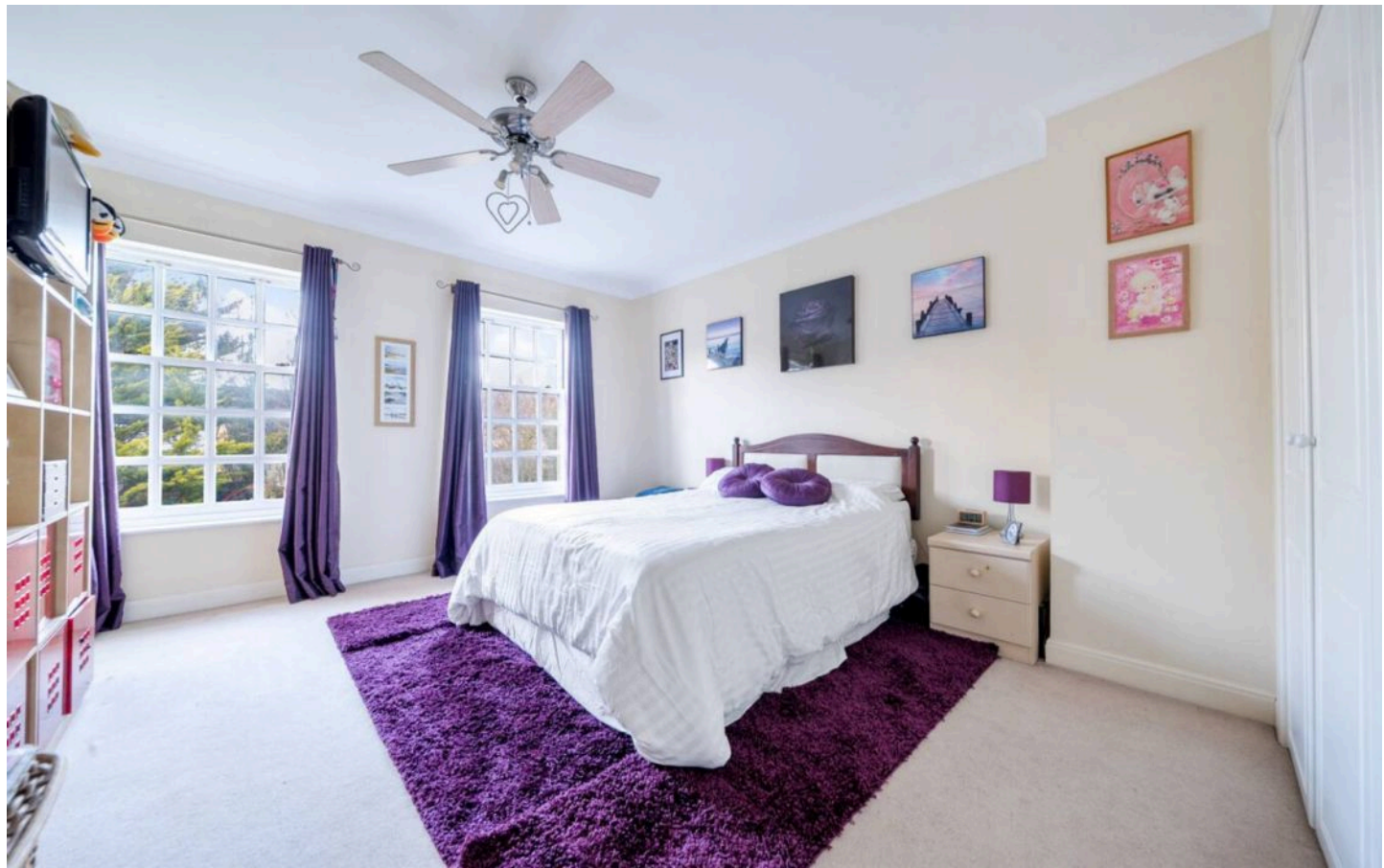
Inside:

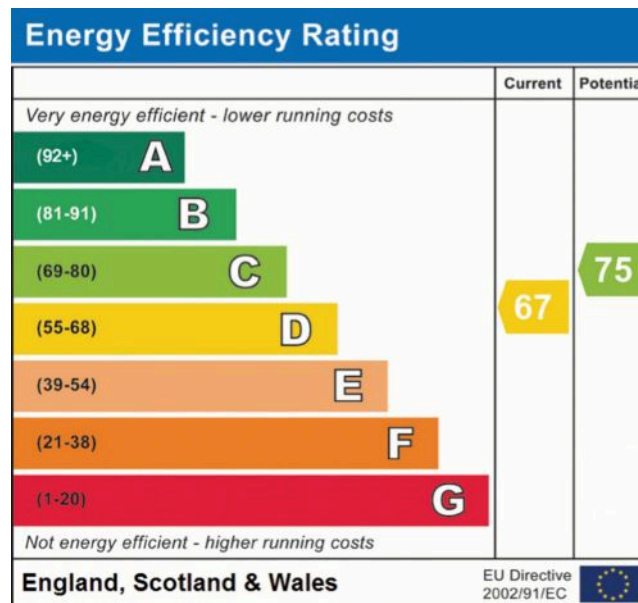
A beautifully presented, detached home situated on a mature plot with an integral double garage and driveway parking. Located on the popular Penfold Grange, close to local amenities and a short distance from Billingshurst mainline railway station.

This stunning, double-fronted home has a welcoming hallway that provides access to the snug, sitting room, downstairs cloakroom, stairwell to the first floor and the kitchen/dining room. The snug, to the front of the property, is a versatile space offering a place to retreat for peace & quiet alternatively, it could be used as a home office. The spacious sitting room has an archway leading into the bright conservatory, a lovely bright space to enjoy the garden all year round. The study, ideal for those working from home, also provides a link from the sitting room to the kitchen.

The dual aspect kitchen/dining room is a particular feature of this home, with plenty of natural light and stylish, yet practical tiled flooring. The kitchen has been fitted with modern units with contrasting stone-effect worktops, including a central island with breakfast bar. Appliances include a split-level double oven with microwave over, a six-ring gas hob with extractor over, and an integrated dishwasher. An internal door leads to the integral double garage and separate utility.

The winding stairwell leads to the first-floor landing with access to four double bedrooms and family bathroom. Bedrooms one & two have built-in wardrobes and both benefit from en-suite shower rooms. The modern family bathroom has been fitted with a white suite comprising low-level w.c., pedestal hand wash basin, and panelled bath. The stairwell continues to the second floor with two further double bedrooms and a shower room.





Outside:

The property is approached via a footpath with a driveway, with parking for at least four cars, leading to the double, integral garage which is fully boarded and benefits from power & lighting. The rear garden is a lovely, secluded space, mainly laid to lawn with mature trees, flower beds, and a hot tub & storage area. The generous patio area across the back of the property provides the ideal space for alfresco dining.

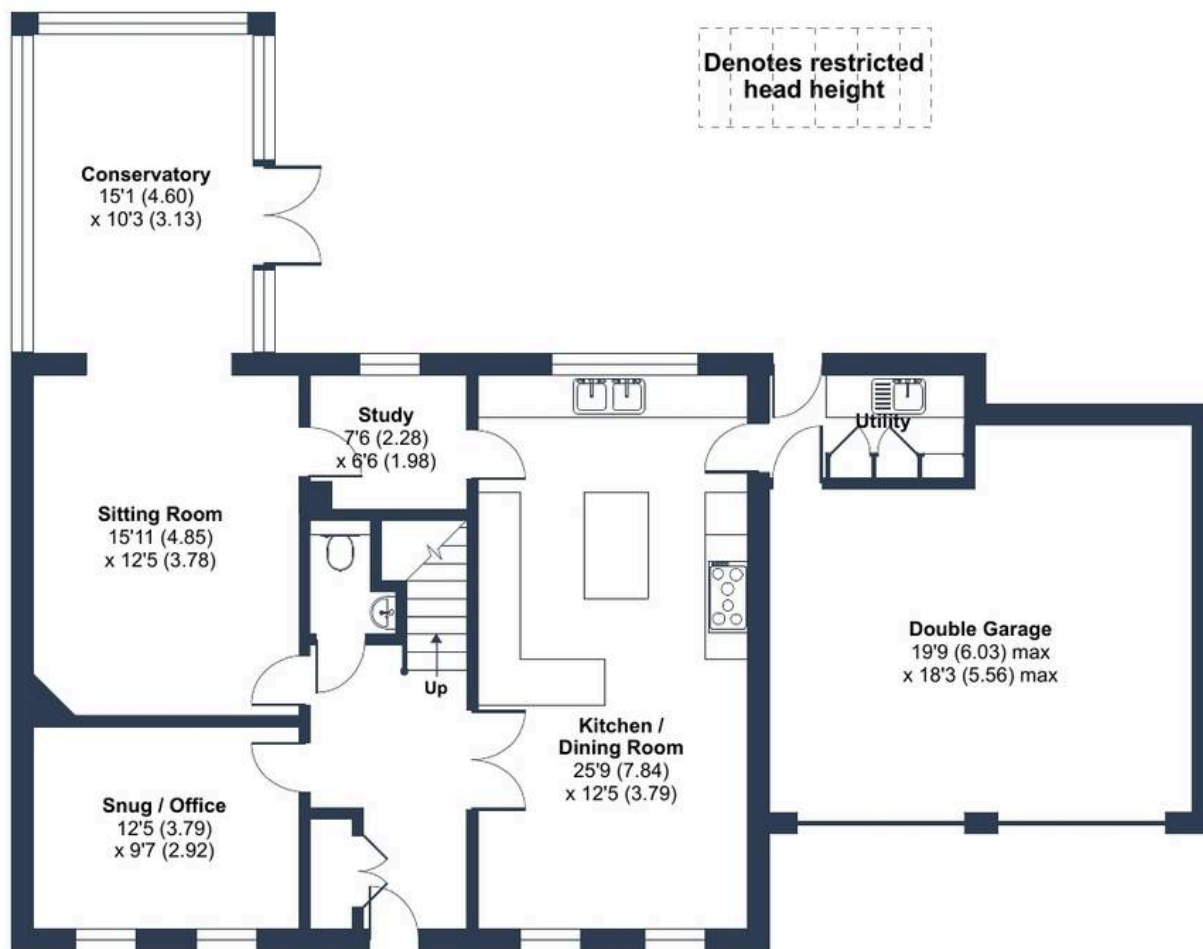
Billingshurst is a thriving village offering a wealth of facilities, all a short distance away, including schools for all age groups and leisure centre with gym and swimming pool. The high street has a variety of shops, medical facilities, butchers, bakery, cafés, pubs, and restaurants. The mainline railway station offers services to London and to the south coast.

Double garage & Driveway

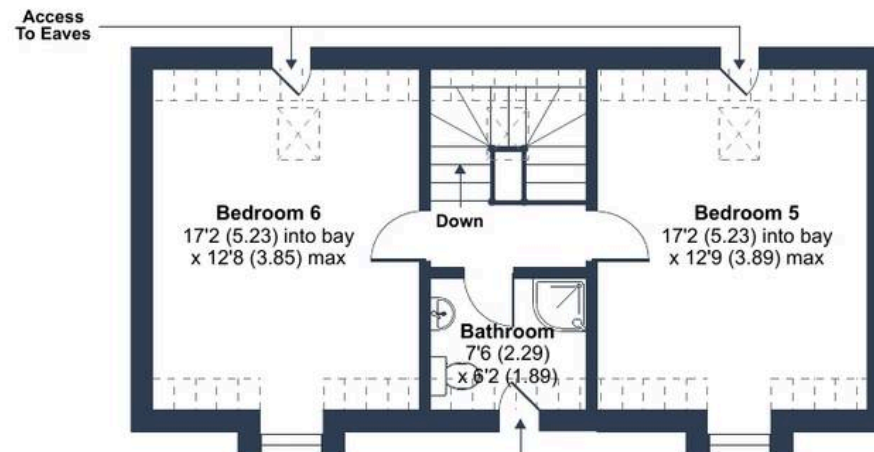
Integral double garage, fully boarded with power & lighting and ample driveway parking.

Alex Harvey Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out; nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

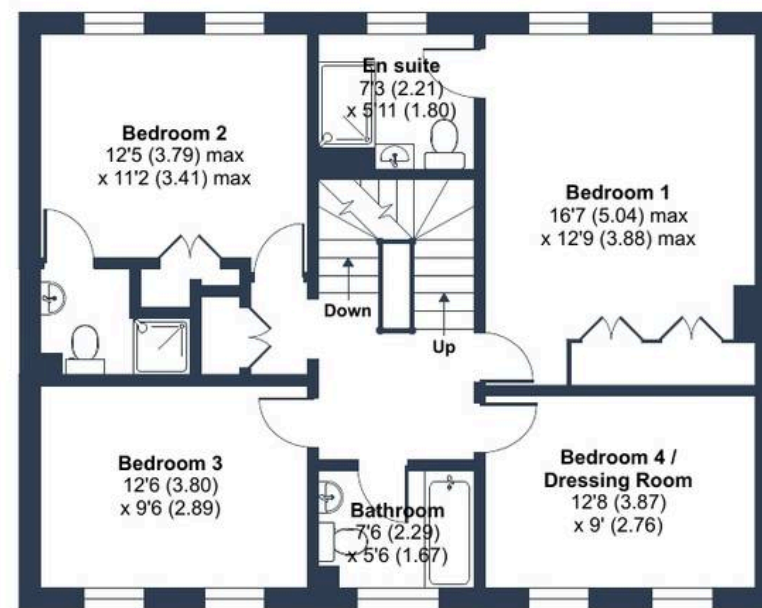
School catchment area: For local school admissions and to find out about catchment areas, please contact West Sussex County Council School Admissions or visit the Admissions Website.



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

Approximate Area = 2716 sq ft / 252.3 sq m (includes garage)
 Limited Use Area(s) = 92 sq ft / 8.5 sq m
 Total = 2808 sq ft / 260.8 sq m

For identification only - Not to scale





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