



22, Luxford Way | Billingshurst | West Sussex | RH14 9PA





22, Luxford Way

Billingshurst | West Sussex | RH14 9PA

GUIDE PRICE £675,000

Situated in the favourable Penfold Grange development, an immaculate, and upgraded detached five-bedroom family house with a large reception hall leading to three good size reception rooms and a sizable kitchen/breakfast room. There is also a utility room and recently re-fitted downstairs cloakroom. On the first floor the galleried landing gives access to the five bedrooms (with the principal bedroom having an en-suite), the family bathroom, airing cupboard and access hatch to the part-boarded loft space.

The property benefits from a number of high specification upgrades including, fitted plantation shutters to the front aspect, a recently re-fitted solid wood fronted 'shaker style' kitchen with several Neff integrated appliances and other accessories, beautifully designed recently refurbished downstairs cloakroom, main bathroom and en-suite.

To the outside, the property is situated in an enviable position on the edge of the Penfold Grange development, near to the Weald School and within easy walking distance of the village shops and mainline railway station. To the front of the double fronted property is an attractive bay window, overlooking the front garden and path to the front door. To the side of the property, the driveway leads to a large double tandem garage with a pitched tiled roof. To the rear, a good size mature garden with an attractive boundary wall providing privacy and seclusion. A patio area adjacent the rear of the property leads to a side gate providing access to the driveway and a stepping stone path to the pedestrian access to the garage and an additional patio seating area. An electric car charging point has been installed. Internal viewing of this property is highly recommended to truly appreciate the specification, décor and the well-designed layout.



Entrance

Attractive UPVC Front door with overhead canopy leading to:

Reception Hall

Large reception hall with laminate flooring, radiator with decorative cover and shelf, double coats cupboard also housing electric meter. Telephone point. Google Nest heating control panel which also links to the smoke detection and fire safety system. Laminate flooring. Turning staircase with ornate wooden balustrade leading to the first floor.

Cloakroom

Beautiful modern suite, recently refitted with wall hung vanity unit and handbasin with mixer tap, mosaic tiled splash back with mirror over, close coupled W.C, radiator, extractor fan. Inset spotlight lighting. Camaro luxury vinyl flooring.

Lounge

Double part-glazed doors from the hallway to the lounge. Double glazed French doors to the patio and garden. Electric coal flame effect fireplace with limestone surround and hearth (there is a chimney, with the potential for a real fire, wood burner and a gas point is also in place), two double radiators, pendant light fittings, and wall lights. Electrical sockets plus sky and TV point. Laminate Flooring.

Dining Room

Double glazed bay window with fitted plantation shutters, radiator. Electrical sockets. Laminate Flooring.

Study

Double glazed window, radiator, fitted bookcase shelving unit with cupboards under. Electrical sockets. Laminate flooring.

Kitchen/Breakfast Room

A generous sized room with a modern recently fitted solid wood fronted shaker style kitchen with wood effect laminate worksurface, eye-level and base cupboard units and breakfast bar area. This well designed modern kitchen includes several integrated Neff appliances and other accessory upgrades including integrated fridge-freezer, Neff induction Hob with extractor Hood, Neff eye-level double oven, Neff dishwasher, pull-out larder cupboard, integrated vegetable racks, integrated bin drawer, inset one and a half bowl granite

resin sink unit with Quooker mixer tap providing boiling, cold and sparkling filtered water. An ample range of easy-close base and wall units and drawers providing storage. The work-surface extends to a breakfast bar with seating area and cupboard and wine rack storage under. Above the breakfast bar, a wall mounted glass fronted display unit with glass shelving. Camaro luxury vinyl flooring, modern designer radiator, double glazed windows to the rear and side aspect, door to:

Utility Room

Continuing the theme of the kitchen, wood effect laminate worksurface with inset granite sink with drainer and mixer tap. Eye and base-level shaker style wood cupboard units. Space and plumbing for washing machine and tumble dryer. Concealed gas fired Worcester boiler, understairs cupboard, Camaro luxury Vinyl flooring, radiator, extractor fan, part double glazed door leading to the garden.

Landing

Galleried effect over stairwell, radiator, access to roof space, airing cupboard housing hot water tank.

Bedroom One

Inset double wardrobe, double glazed window, radiator, door to:

En-suite

Enclosed aqua board shower cubicle with rainfall head overhead and wall mounted mixer shower. Contemporary wall-hung unit with circular porcelain wash basin with mixer tap and mirror over. W.C, heated chrome ladder style towel rail, part tiled walls, extractor fan, frosted double glazed window. Camaro luxury vinyl flooring. Inset spotlight lighting.

Bedroom Two

Recessed wardrobe, radiator, double glazed window.

Bedroom Three

Double radiator, double glazed window with plantation shutters, recessed wardrobe with sliding doors.

Bedroom Four

Radiator, double glazed window with plantation shutters, fibre broadband hub, telephone point.

Bedroom Five

Radiator, double glazed window.

Family Bathroom

Wall tiled contemporary two-tone suite comprising of panelled bath and mixer tap with glazed partition shower screen, wall mounted rainfall shower head with riser rail and handheld shower attachment. Wall hung vanity unit with hand basin with mixer tap, mirror over, concealed cistern w.c., heated ladder style chrome towel rail, extractor fan, frosted double glazed window. Camaro luxury vinyl flooring.

Outside

The property is situated on the edge of the popular and characterful Penfold Grange development. The driveway provides parking at least two cars with a larger than average tandem double garage providing additional room for parking or storage.

Double Garage

Of brick construction with pitched and tiled roof, remote / electrically operated up and over garage door, power and light. Currently the garage at the property is used partly as a gym and storage, still with ample parking for a car. The garage has the benefit of DuraFlex tiled flooring and strip lighting. There is direct access to the rear garden of the property via a part glazed UPVC door.

Front Garden

To the front of the property is a paved path leading to the front door with areas of lawn either side of the path.

Rear Garden

Adjacent to the rear of the property is a paved patio which runs the width of the property and provides access via the side gate to the driveway, with wall-mounted electric car charging point by the gate. There is a stepping stone path to a further area of patio and to the garage door. The garden is bordered by an attractive wall and mature shrubs which provide privacy and seclusion.

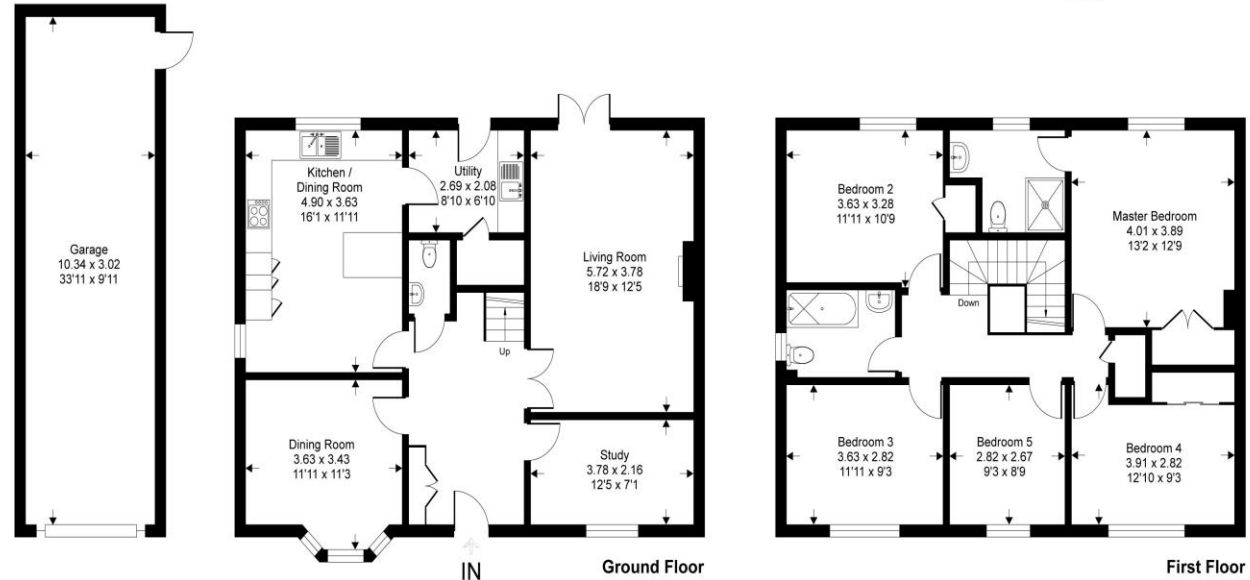
EPC RATING=C
COUNCIL TAX=G





Luxford Way, RH13

Approximate Gross Internal Area = 169 sq m / 1816 sq ft
 Approximate Garage Internal Area = 31 sq m / 336 sq ft
 Approximate Total Internal Area = 200 sq m / 2152 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



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



Managing Director:
Marcel Hoad

Fowlers 74 High Street, Billingshurst, West Sussex, RH14 9QS www.fowleronline.co.uk billingshurst@fowleronline.co.uk 01403 786787

Important Notice

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.

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.

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.