



1, Silver Lane | Billingshurst | West Sussex | RH14 9RP.





1, Silver Lane

Billingshurst | West Sussex | RH14 9RP |

GUIDE PRICE £800,000

A substantial and skilfully extended family house situated in the heart of Billingshurst with excellent access to the High Street, local schools, and train station. This fabulous family house has numerous magnificent features including a wonderful kitchen/dining/family room which makes a superb entertaining space with multi folding doors leading directly onto the terrace and garden. Adjacent to this room and approached via double opening doors is an additional family/games room which again has multi folding doors leading onto the terrace. The ground floor has two further reception rooms, a cloakroom, utility, and well-planned boot room. The landing gives access to five bedrooms with both the master bedroom and guest bedroom having en-suites. The remainder of the bedrooms being looked after by a beautifully equipped family bathroom. To the front of the property is a substantial drive with gravelled area to the side providing parking for numerous vehicles and the rear garden is a wonderful feature with its almost full width terrace, hard landscaping, and a large lawn. The property has 'zone' heating with thermostats on both the ground and first floor, Karndean flooring to ground floor and a magnificent and extensively equipped kitchen with quality quartz work tops.





Entrance

Contemporary front door with double glazed side screen leading to:

Reception Hall

Staircase to first floor with understairs storage, radiator, Karndean floor covering.

Cloakroom

Close coupled w.c., wash hand basin with mixer tap having storage under, Karndean floor, extractor fan.

Lounge

Fitted storage cupboard with large display shelf over with space above to wall-mount TV with additional shelving above, further fitted storage cupboard with display shelf over and further fitted shelving above, two radiators.

Magnificent Kitchen/Dining/Family Room

Multi fold doors opening to large terrace and garden. The kitchen is extensively fitted with quartz work surfaces and modern kitchen units having a combination of high gloss and stainless steel fronts. Comprising: Sink unit with mixer tap having base cupboards and drawers under, space for dishwasher, integrated Range cooker with stainless steel splash back and concealed extractor over, additional worksurface with base cupboards and drawers beneath, eye-level storage cupboards, centrepiece large quartz worksurface incorporating base cupboards and drawers and a breakfast bar, recess housing space for fridge/freezer with integrated wine rack around, Karndean

floor covering, two large skylight windows, two radiators, double opening glazed doors leading to:

Games/Additional Family Room

This large bright room has multi fold doors leading to the large terrace. Full length display shelf with storage cupboards and shelving beneath, range of fitted matching storage cupboards with space allowing for wall-mounting of the TV with shelf above, Karndean floor covering, radiator.

Study

Two fitted desktops, numerous built-in shelves, radiator.

Boot Room

A very valuable room with five individual coat hanging sections ideal for each member of the family with supporting shelving under and additional storage over, Karndean floor, radiator.

Utility Room

Quartz worksurface with storage below, sink unit with mixer tap having further storage under, space for fridge/freezer, space and plumbing for washing machine with space for tumble dryer above, tall, shelved unit, Karndean floor, door leading to outside, radiator, extractor fan.

Landing

Access to roof space, which is part boarded and has pull-down loft ladder, radiator.

Master Bedroom

Outlook over rear garden, fitted cupboards, recessed double wardrobe,

door to:

En-suite Shower

Tiled shower cubicle with mixer shower and large drench head, wash hand basin with mixer tap having storage under, mirror fronted medicine cabinet over, also incorporating light, w.c., chrome heated towel rail, stone effect Karndean floor, extractor fan.

Guest Bedroom

A bright room with aspect to the front having two large windows, fitted double and additional single cupboards with further storage over, radiator, door to:

En-suite

Tiled shower with a mixer shower with large drench head, wash hand basin with mixer tap having storage under, mirror incorporating light, w.c., heated towel rail, extractor fan, stone effect Karndean floor.

Bedroom Three

Aspect to the front, large picture window with outlook over roof tops opposite towards the South Downs, radiator, deep wardrobe with hanging rails and shelf, further eaves storage cupboards.

Bedroom Four

Radiator, double wardrobe with further storage over, fitted shelving.

Bedroom Five

Radiator. (Bedrooms 4 and 5 are connected by a pocket door that allows these rooms to be used as a suite if desired).

Family Bathroom

Shaped bath with overhead mixer

shower and fitted shower screen, contemporary vanity unit with inset shaped wash hand basin with mixer tap, and numerous shelves under, large mirror, w.c, stone effect Karndean floor, heated towel rail, extractor fan.

Outside

The property is slightly raised from Silver Lane and is approached by a paved drive with an additional gravelled area to one side providing parking for numerous vehicles, substantial raised flower beds to either side of the front garden enclosed by reclaimed sleepers with numerous interspersed flowers, shrubs and ornamental ferns.

Rear Garden

The large garden enjoys the sun throughout the day due to its raised lawn and lack of immediately neighbouring houses. It has a substantial full-width terrace that is accessed from both the kitchen/family room and games room by multi fold doors that allow the house to flow seamlessly to the garden. To the rear of the terrace is a rendered retaining wall with slate top and five steps that lead to the remainder of the garden which consist of a substantial area of lawn with timber edging and two ornamental trees. This area of the garden is enclosed by an array of flowers, shrubs and hedging that give a good degree of seclusion. There is a side garden with a good sized timber garden store, covered push bike storage, further small timber store.

EPC RATING: Band C.
COUNCIL TAX= F.



Silver Lane, Billingshurst, RH14

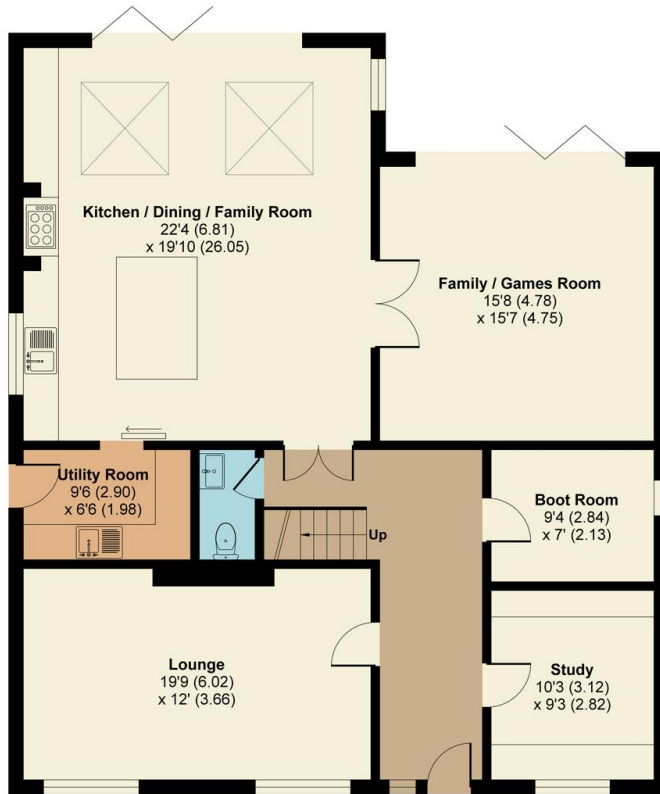
Approximate Area = 2386 sq ft / 222 sq m

Limited Use Area(s) = 46 sq ft / 4 sq m

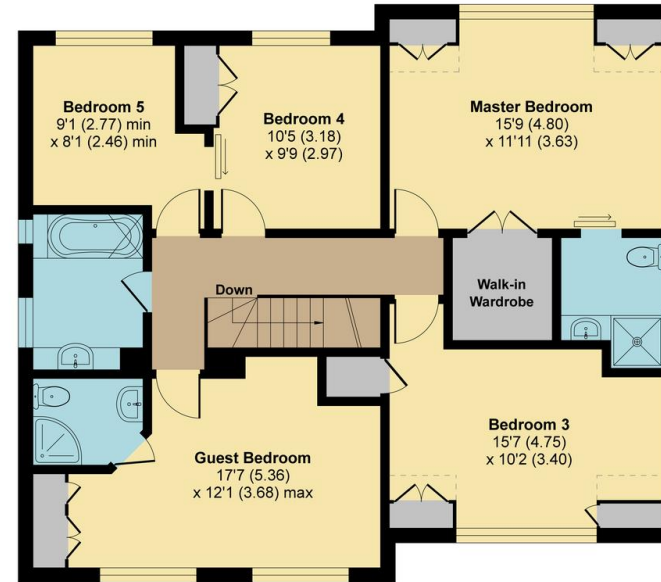
Total = 2432 sq ft / 226 sq m

For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2021. Produced for Fowlers Estate Agents. REF: 787037



"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.