



2, Larks View | Billingshurst | West Sussex | RH14 9HJ





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**£540,000**

Situated in sought after Penfold Grange. A detached family house that has been extended on the ground floor to make a good sized four bedroom family house with the addition of a large dining room and a wonderful guest bedroom with en-suite. The ground floor accommodation also has a living room with fireplace and double opening doors onto the garden, a good sized kitchen/breakfast room with re-fitted kitchen, utility room and cloakroom. The first floor landing gives access to the three main bedrooms and family bathroom. There is an ensuite to the main bedroom and the additional benefit of a fourth bedroom/hobbies room that is accessed from the main bedroom. To the outside there is parking to the front, a good sized front and side garden and a particularly wide rear garden with tiered patio, areas of lawn and a tucked away vegetable garden.



### Hall

Cupboard, staircase to first floor, radiator, karndean flooring.

### Cloakroom

WC, wash hand basin with tiled splash back and mirror over, radiator, mirror fronted medicine cabinet, karndean floor, extractor fan.

### Lounge

A triple aspect room running the full length of the property with a fire surround with raised marble hearth and wood burner, double glazed double opening doors to rear garden, two further double glazed windows, two radiators, karndean floor.

### Kitchen/Breakfast Room

A double aspect room running the full length of the house with an extensively fitted kitchen comprising: worksurface with inset single drainer sink unit with mixer tap having base cupboards under, integrated dishwasher, further matching worksurface with inset four ring gas hob, stainless steel splash back and extractor hood over, integrated double oven with storage to either side, peninsula worksurface with base drawers under, eye-level cupboards, space for tall fridge/freezer, matching storage unit comprising: two tall shelved larder units with worksurface between, base cupboards and drawers, display shelf with storage over, space for breakfast table, karndean flooring, double glazed windows, radiator, door to:

### Utility Room

Worksurface with inset stainless steel sink unit with base cupboard under, space and plumbing for washing

machine and tumble dryer, double eye-level unit, wall-mounted gas fired boiler, understairs storage, karndean flooring, part double glazed door to garden, radiator.

### Dining Room

Aspect to front with double glazed window, radiator.

### Guest Bedroom

Vaulted ceiling with two double glazed sky light windows, double glazed double opening doors leading to patio and rear garden, fitted double wardrobe, two radiators, door to:

### En-suite

Comprising: tiled shower cubicle with step-in shower tray, electric mixer shower, pedestal wash hand basin with mixer tap, w.c. with mirror fronted medicine cabinet over, chrome heated towel rail, double glazed window, extractor fan.

### Landing

Double glazed window, radiator, airing cupboard housing lagged hot water tank, access to roof space.

### Main Bedroom

Double glazed window, two radiators, fitted double wardrobe, door to:

### En-suite

Tiled shower cubicle with mixer shower, pedestal wash hand basin with mixer tap, mirror over, light/shaver point, w.c., radiator, double glazed window, extractor fan.

### Bedroom Four/Study

(approached via main bedroom)  
Double glazed window, additional double glazed skylight window, radiator.

### Bedroom Two

Double glazed window, radiator.

### Bedroom Three

Double glazed window, radiator.

### Family Bathroom

White suite comprising: shaped and panelled bath with twin hand grips, mixer tap with shower attachment, fitted shower screen, pedestal wash hand basin with mixer tap, mirror over and light/shaver point, w.c., radiator, extractor fan, double glazed window.

### Outside and Parking

To the front of the property is a drive providing off the road parking.

### Front and Side Garden

The property has good sized areas of lawns to the front and side with several flower beds immediately adjacent the property and a wide path leading to the front door. From the front garden a gate leads to the side garden where there is a pond and deep well stocked flower beds and a log store.

### Rear Garden

The landscaped garden is particularly wide due to the nature of the plot. Vegetable garden with two raised planters and two sheds. The formal garden consists of a tiered patio adjacent the property which leads to an area of lawn with well stocked flower and shrub borders. The garden is enclosed by a combination of high brick walling and close boarded garden fencing.

**EPC RATING=C**  
**COUNCIL TAX=E**



Total area: approx. 129.5 sq. metres (1394.4 sq. feet)



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