



The Hermitage, 71 High Street, Billingshurst, RH14 9QP

 **FOWLERS**  
ESTATE AGENTS



## The Hermitage

71 High Street, Billingshurst | West Sussex | RH14 9QP

£475,000

A charming and spacious Grade II listed house, full of original features, with a wealth of exposed timbers and a very handy cellar with a window. Located in the centre of Billingshurst High Street with all the amenities. Entering the property you are greeted by a spacious hall, ground floor also features a bathroom, lounge with wood burner, dining room and kitchen with stairs down to a good sized cellar. Upstairs there is a wet room and 3 bedrooms. The mature garden houses a home office, there is a rear gate and views of St Mary's church.



### Entrance Hall

Steps up to wooden front door which leads into a good sized hall with herringbone wooden floor, bay window to front and another window looking on to the rear garden and church spire. Four steps up to small landing with consumer unit and wooden door leading into bathroom.

### Bathroom

Suite comprising of paneled bath with wall tiling around, mixer tap, wash handbasin, w.c. Storage cupboard floor to ceiling, radiator, window, spotlights & tiled floor.

### Lounge

Herringbone wooden floor, inglenook fireplace with log burner and windows either side. Radiator, wall lights, separate seating area within the lounge surrounded by windows and door leading to the garden.

### Dining Room

Step up from lounge to open dining room, window, half height wooden paneling, radiator and wall lights.

### Kitchen

Wooden door from lounge to kitchen with tiled floor, windows and door with fitted cat flap leading into the garden. The kitchen comprises, work surface with inset 1 ½ bowl and single drainer, with closed and open storage under. Aga, shelving, ceiling light and downlighters.

Central heating controls, additional work surfaces either side of Aga with drawers and cupboards under, space for freestanding fridge freezer.

### Cellar

Door leading from kitchen to a good sized cellar, which houses the boiler and washing machine, there is a light and power, radiator and a door with access to the front of the property.

### Landing

Stairs lead to a first landing with secondary glazed window, radiator and wooden door to wet room. With additional staircase leading to bedrooms

### Wet Room

Rainfall shower, glass screen, w.c. towel rail, window & ceiling light.

### Bedroom 3/dressing room

Wooden floor, secondary glazed window plus 2 small skylight windows, radiator. Bedrooms 1 & 2 are accessed via bedroom 3.

### Bedroom 1

Wooden floors, radiator, wall light, secondary glazed window.

### Bedroom 2

Wooden floors, radiator, wall light, secondary glazed window, fitted wardrobes.

### Rear Garden

This comprises of several areas. Kitchen door leads out to a small area incorporating an outside tap

and butler sink, outside sensor light. Steps up to patio area with pergola and home office, sleepers around the patio provide raised flower beds. Steps up to a larger paved area incorporating raised flower beds and sensor light. Steps up to rear gate and bin storage area. Further along there are steps down to a grassed area surrounded with plants and trees and further steps down to a patio with door leading to the lounge. Small storage shed.

### Home Office

Bifold doors, electrical sockets and downlighters.

### Front garden

Front gate leads to paved and concreted area which is walled and has door access to the cellar.

### Garage

There is a garage in a nearby block.



**COUNCIL TAX= D**



## The Hermitage, RH14

Approximate Gross Internal Area = 119 sq m / 1277 sq ft  
 Approximate Outbuilding Internal Area = 7 sq m / 75 sq ft  
 Approximate Total Internal Area = 128 sq m / 1352 sq ft



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