



15, Blackthorn Avenue | Billingshurst | West Sussex | RH14 9GW





# 15, Blackthorn Avenue

Billingshurst | West Sussex | RH14 9GW

**£375,000**

A lovely home constructed in 2014 in this modern development to the south side of Billingshurst village. Within walking distance is the primary school, secondary school and mainline station to Gatwick and London. The property benefits from well-proportioned rooms starting with a roomy entrance hall and doors off to the downstairs cloakroom, kitchen breakfast room and lounge/diner, which has French doors leading out on to a patio and garden, with a gate to allow rear access. Upstairs the bedrooms and bathroom lead off from the generous landing. The main bedroom has fitted wardrobes and ensuite. The property with installed solar panels to the roof, is well presented and provides well designed accommodation. There is allocated parking.



### Entrance

Front door with two double glazed inserts and porch over.

### Hall

Fitted entrance coir mat, radiator.

### Cloakroom

Sink with mixer tap and mirror over, tiled splashback, radiator, floating WC with tiling behind, tiled floor, double glazed window, extractor fan.

### Kitchen/breakfast room

Comprising of a number of eye level units with spotlights under, ample worktops with upstand, one and a half bowl sink and stainless-steel drainer, four ring gas hob, integrated electric oven, integrated fridge freezer, space for washing machine, integrated dishwasher. Several undercounter cupboards and drawers, downlighters, radiator, double glazed window to front.

### Lounge/diner

Double glazed French doors leading out onto patio, double glazed window, two radiators, spacious under stairs cupboard with light.

### Landing

Spacious landing with loft hatch, door to airing cupboard housing hot water tank.

### Bedroom One

Fitted wardrobes, radiator, double glazed window, door leading to ensuite.

### Ensuite

Comprising of fitted shower with mixer tap, floating WC, sink with mixer tap and mirror over, towel rail, tiled floor, double glazed window, downlighters and extractor fan.

### Bedroom Two

Double glazed window, radiator.

### Bedroom Three

Double glazed window, radiator.

### Bathroom

Comprising of floating WC, sink with mixer tap, panelled bath, riser rail and shower with mixer tap, glass shower screen, towel rail, down lighters, extractor fan.

### Rear garden

Patio with path leading to rear gate, area of lawn, raised beds, bin area and shed.

### Front garden

Laid mainly to lawn, with some planting and a central pathway leading to front door.

### Parking

There is allocated parking for two cars.



**EPC RATING=A**

**COUNCIL TAX=D**

**MANAGEMENT COST =  
approximately £428pa**



## Blackthorn Avenue, RH14

Approximate Gross Internal Area = 81 sq m / 874 sq ft



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