



30, Arun Road | Billingshurst | West Sussex | RH14 9NB

 **FOWLERS**
ESTATE AGENTS



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Billingshurst | West Sussex | RH14 9NB

£415,000

A spacious semi detached house that has been extended on the ground floor to give a large kitchen, utility room and cloakroom. The ground floor also has a study, dining room and living room. On the first floor the landing gives access to three bedrooms and shower room. The extensively fitted kitchen has several integrated appliances and the property benefits from double glazed windows and gas fired heating to radiators. To the outside a drive gives plenty of parking and there is a courtyard style rear garden. The property is situated in an established residential location with only a short walk to the High Street. The well renowned local schools, leisure centre and railway station are just beyond.



Porch

Tiled floor, double glazed windows, door leading to:

Hall

Staircase to first floor, double glazed window, cupboard housing meters, door to:

Living Room

Open fireplace, double glazed window, open plan through to:

Dining Room

Radiator, glass fronted display cabinet with breakfast bar under, open plan to:

Kitchen

Comprising: worksurface with inset stainless steel sink unit having base cupboards under, integrated dishwasher, further base cupboards and drawers, further matching worksurface with inset gas hob with base cupboards under, cooker unit housing double oven with storage above and below, shelved linen cupboard, further worksurface with base cupboards beneath with breakfast bar to side and glass fronted display cabinet over, eye-level cupboards, display shelving, tiled floor, double glazed window.

Study

Radiator, double glazed



window, understairs recess.

Utility Room

Space and plumbing for washing machine, tumble dryer and further domestic appliance, wall-mounted gas fired boiler, space for tall fridge/freezer, radiator, door to outside, double glazed window.

Cloakroom

W.C., pedestal wash hand basin, radiator, double glazed window.

Landing

Double glazed window, access to roof space.

Bedroom One

Fitted wardrobes, radiator, double glazed window.

Bedroom Two

Radiator, double glazed window.

Bedroom Three

Radiator, double glazed window, bulk-head over staircase.

Shower Room

Shower cubicle with Aquaboard for ease of maintenance, mixer shower, pedestal wash hand basin, w.c., medicine cabinet, double glazed window, heated towel rail.

Outside and Parking

Private drive running along the

side of the property and providing off the road parking which leads to a covered area that currently houses several store cupboards, the wheelie bins and has plenty of space for further storage.

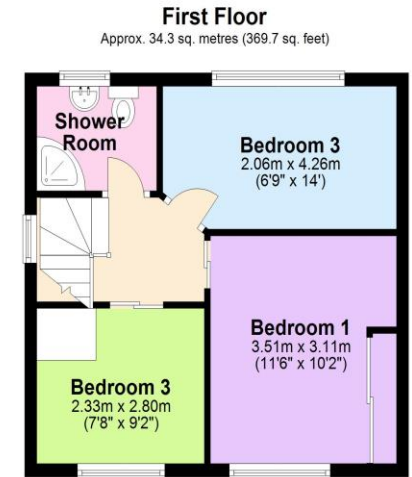
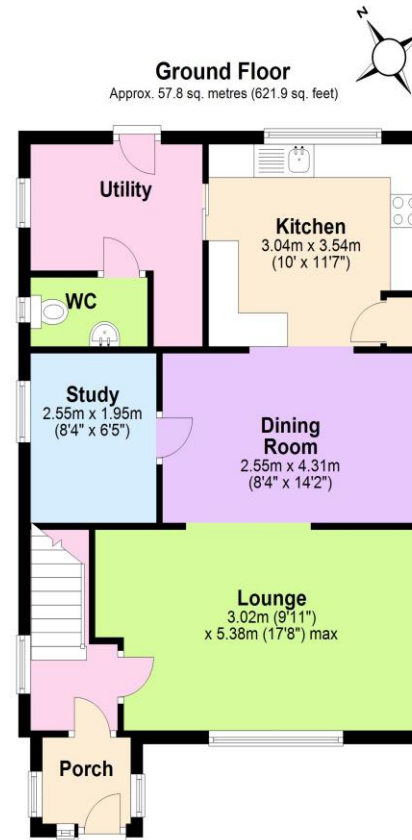
Front Garden

Mainly laid to lawn with flower and shrub borders.

Rear Garden

A wide side access leads to the courtyard style rear garden which is almost entirely paved with several raised flower planters. There is a timber garden store in need of some repair.

EPC RATING= D.
COUNCIL TAX= C.



Total area: approx. 92.1 sq. metres (991.6 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



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feel at home..."*

Managing Director:
Marcel Hoad



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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.

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.
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