



37, Garman Way | Billingshurst | West Sussex | RH14 9YS





## 37, Garman Way

Billingshurst | West Sussex | RH14 9YS

£460,000

A well presented three bedroom semi detached house, built in 2022 by Devine Homes. Beautifully located at the end of a cul-de-sac hence benefitting from no passing traffic. There are wonderful open views to the front of the property which is also within walking distance to the schools, train station and High Street. The property itself offers spacious living accommodation. On the ground floor there is a lovely open lounge/diner with bifold doors leading to the patio and garden. A cloakroom with a fitted vanity unit, kitchen with integral appliances and induction hob with a window looking out over the open green space to the front of the property. On the first floor, there are 3 good sized bedrooms two of which have fitted wardrobes, a family bathroom and an ensuite to the main bedroom. Outside there is a partially walled garden with a rear gate and a side gate. There is also a garage and driveway. The property also benefits from a fitted fire sprinkler system and approximately 8 years NHBC warranty remaining, for added peace of mind there is a fitted alarm system.



### **Entrance Canopy**

Front door with double glazed inset leading to:

### **Hall**

Hallway with access to cloakroom, kitchen & lounge/diner and staircase to first floor.

### **Cloakroom**

W.C. sink with mixer taps and vanity unit under, fitted window blind and radiator.

### **Lounge**

Lovely light lounge with full width bifold doors leading to the patio and garden, two radiators and understairs storage cupboard.

### **Kitchen**

Work surface with inset one and a half stainless steel sink unit with mixer tap and having base cupboards under, further work surface with inset 4 ring induction hob, further base cupboards and drawers, extractor hood over hob, integrated appliances - fridge/freezer, washer/dryer, oven and combination microwave oven. Double glazed window with fitted blind overlooking the open green space and ponds to the front of the property.

### **Bedroom 1**

Built in wardrobes, double glazed window with French shutters, radiator and door to:

### **Ensuite**

Suite comprising w.c, shower cubical with mixer tap, sink with mixer tap and vanity unit under, double glazed window, shaver socket, extractor fan, towel rail and fitted window blind.

### **Bedroom 2**

Fitted wardrobe, double glazed window with blind and radiator.

### **Bedroom 3**

Double glazed window with fitted shutters and radiator.

### **Bathroom.**

Panel bath with mixer tap, riser rail, shower attachment and glass shower screen, a hand basin with mixer taps and vanity unit under, w.c., towel rail, extractor fan, shaver socket and fitted window blind.

### **Outside.**

The rear garden is partially walled and laid to lawn with a good-sized patio, paths lead to a rear gate and side gate, external electrical socket, tap and light. Close to the property is a garage with a pitched roof, which has power and light and an automated garage door.

**EPC RATING=B**  
**COUNCIL TAX BAND=E**  
**ANNUAL SERVICE**  
**CHARGE £566.04**  
**SPRINKLER SYSTEM**  
**ANNUAL SERVICE**  
**CHARGE APPROX**  
**£250PA**





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