



3, Myrtle Close | Billingshurst | West Sussex | RH14 9XF

 **FOWLERS**
ESTATE AGENTS



3, Myrtle Close

Billingshurst | West Sussex | RH14 9XF

£425,000

A three bedroomed semi-detached family house situated on a small development constructed by Thakeham Homes in 2016. The property is situated in a no-through road and has excellent access to the train station and a local convenience store. The good sized reception hall leads through to a double aspect living room with doors onto the garden. There is a wonderful kitchen/dining room with extensively fitted kitchen having many integrated appliances and double doors leading out to the garden. Off the reception hall is a cloakroom and a large recessed cupboard that houses space and plumbing for washing machine and tumble dryer. The first floor landing has an impressive double glazed picture window. There are three bedrooms with the main bedroom having an en-suite shower and separate dressing room. There is also a family bathroom. To the outside the property has a drive situated adjacent the property that gives parking for two vehicles and there is further visitor parking. The garden has been landscaped with a patio, artificial lawn and a raised area of decking.



Entrance Canopy

Front door with double glazed leaded light insert, leading to:

Hall

A large reception hall with staircase to first floor, double glazed window with fitted venetian blind, double cupboard which also houses space and plumbing for washing machine and tumble dryer, thermostat for heating.

Cloakroom

White suite comprising: close coupled w.c., wash hand basin with mixer tap, radiator, double glazed window with large display sill under, radiator.

Living Room

Double aspect room with double glazed double opening doors leading to garden, further double glazed window with fitted venetian blind, radiator.

Kitchen/Dining Room

A double aspect room with double glazed double opening doors with matching windows to side leading to patio and garden. There is a clearly defined large dining area with radiator and this leads through to the:

Kitchen

Extensively fitted and comprising: worksurface with inset stainless steel sink unit with mixer tap and cupboards under, matching

worksurface to side with inset four ring gas hob with stainless steel splash and matching stainless steel extractor, integrated oven with storage to either side, fitted fridge/freezer, further worksurface with integrated dishwasher below and cupboards to side, tall shelved larder unit, eye-level cupboards, double glazed window with fitted venetian blind, recessed spot lights.

Landing

Large double glazed picture window with fitted venetian blind, radiator, cupboard housing gas fired boiler.

Main Bedroom

Double glazed window, radiator, dressing room fitted with hanging rail, shelves and hooks and there is also access to roof space.

En-suite Shower

Large walk-in shower cubicle with frameless glazed screen and mixer shower, wash hand basin with mixer tap and deep display sill over, close coupled w.c., heated towel rail, double glazed window, extractor fan, recessed spot lights.

Bedroom Two

Double glazed window, radiator.

Bedroom Three

Double glazed window, radiator

Family Bathroom

White suite comprising: panelled bath with mixer tap and shower

attachment, glazed shower screen, wash hand basin with mixer tap and large tiled shelf over, close coupled w.c., heated towel rail, double glazed window, extractor fan, recessed spot lights.

Drive and Parking

Situated directly to the side of the property is a substantial brick paved drive providing parking for two vehicles. Two visitor parking spaces are also available on this small development.

Garden

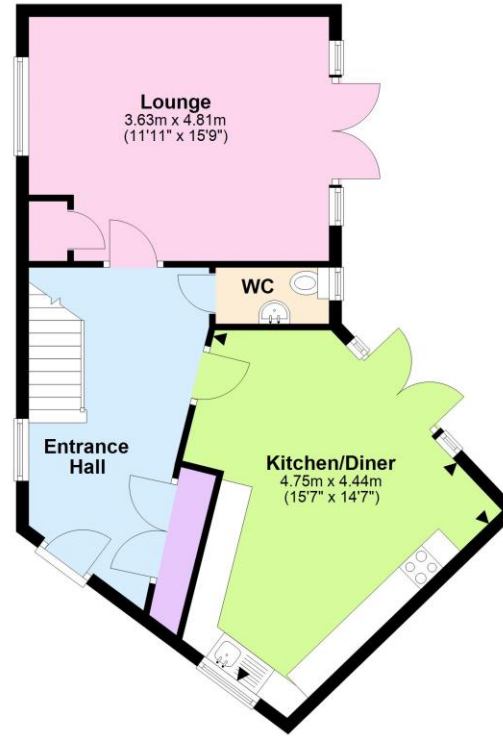
The garden has been landscaped by the vendors and comprises of a shaped patio adjacent the property with a path running along one side passing an area of artificial lawn. This leads to a further small patio with a timber shed. To the rear of the garden are several steps that leads to a raised decked area and the garden is enclosed by close boarded timber garden fencing.



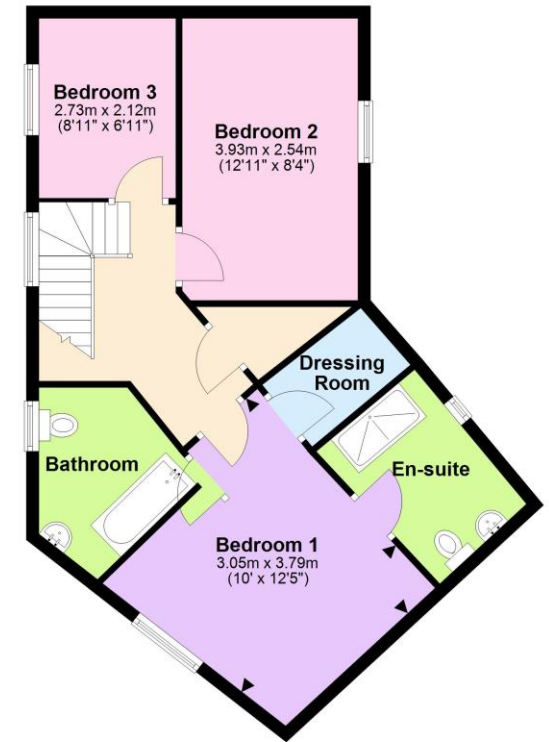
EPC RATING=B
COUNCIL TAX= E
ANNUAL ESTATE
CHARGE= £560.00



Ground Floor
Approx. 51.6 sq. metres (555.8 sq. feet)



First Floor
Approx. 52.0 sq. metres (559.9 sq. feet)



Total area: approx. 103.6 sq. metres (1115.6 sq. feet)

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



Fowlers 74 High Street, Billingshurst, West Sussex, RH14 9QS www.fowleronline.co.uk billingshurst@fowleronline.co.uk 01403 786787

*"We'll make you
feel at home..."*

Managing Director:
Marcel Hoad



Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
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.

Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

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.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc., and purchasers are advised to make further enquiries to satisfy themselves on these points.