



4, Hillview | High Street | Billingshurst | RH14 9ER

FOWLERS
ESTATE AGENTS



4, Hillview

High Street | Billingshurst | RH14 9ER

£345,000

A 2 double bed roomed house with a large conservatory and loft room. Situated in a small courtyard development that is beautifully managed. There is excellent access to the village High Street and local schools, with the train station just beyond. The hall leads through to a living room with large double opening doors to a quality conservatory and the kitchen and cloakroom are well fitted. The two bedrooms are of a generous size with the main having an en suite shower. Both bedrooms having fitted wardrobes. There is a further family bathroom. The loft has been skilfully converted with insulated walls, sky light windows and power and light all making this room a great addition to the home. The southerly aspect garden has been landscaped with low maintenance in mind and has excellent seclusion. There are two parking spaces and an EV charger.



Entrance Canopy - Door to: -

Hall.

Double glazed window, radiator, stairs to first floor.

Cloakroom.

Wash hand basin with tiled splash back, radiator, extractor fan.

Living Room.

Two radiators, large double opening doors to: -

Conservatory.

Upvc and double glazed construction with a glazed roof, power and light, double glazed, double opening doors to garden.

Kitchen.

Work surface with inset stainless steel sink unit having cupboard and space for slimline dishwasher beneath, further work surface with inset gas hob and stainless steel splash back and extractor hood over, integrated oven with storage cupboards to side, space and plumbing for washing machine, range of matching eye level units, concealed gas fired boiler, radiator, double glazed window.

Landing.

Radiator, cupboard, access to loft room by quality

retractable loft ladder.

Bedroom 1.

Full length fitted wardrobes, radiator, and double glazed window.

En-suite shower.

Large shower cubicle with mixer shower, wash hand basin with storage under, WC, chrome heated towel rail, extractor fan, double glazed window.

Bedroom 2.

Radiator, double glazed window, fitted wardrobes.

Bathroom.

Panel bath with mixer tap and over bath shower attachment with fitted shower screen, wash hand basin with tiled splash back and medicine cabinet over, WC, radiator, extractor fan, double glazed window.

Loft Room.

2 sky light windows, part carpeted floor with remainder being vinyl, numerous power points and spot lights, mains smoke alarm, access points to eaves storage.

Rear Garden. Approx. 39ft x 17ft.

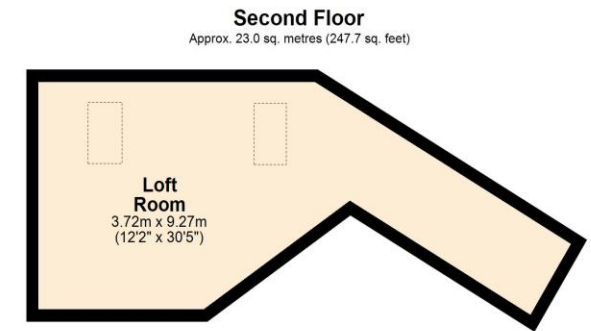
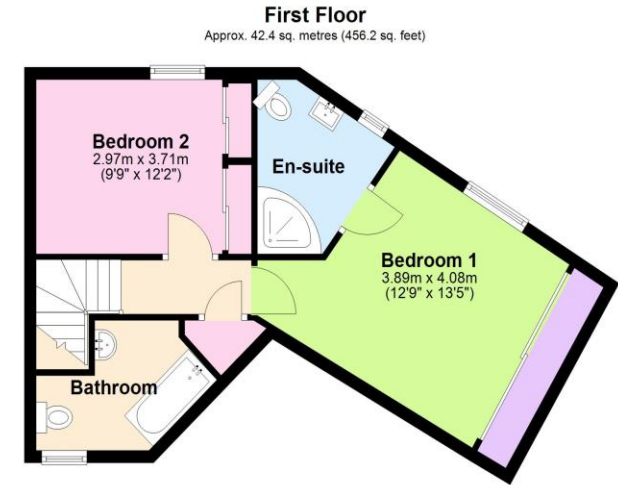
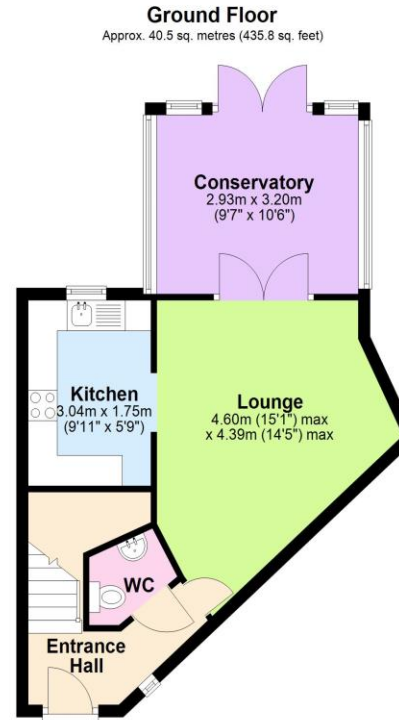
Landscaped with low maintenance in mind having a patio adjacent the

conservatory, a step then leads to the remainder of the garden consisting of winding pebbled paths with flower beds having an array of flowers and shrubs, timber shed. The garden is enclosed by close boarded fencing and has an excellent degree of seclusion, gate leading to the parking.

Two Allocated parking spaces.

Situated to the side of the property in a brick paved courtyard, EV charger Type 2 7.4kW.

EPC RATING= C
COUNCIL TAX= C
MONTHLY ESTATE CHARGE= £24.00



Total area: approx. 105.9 sq. metres (1139.8 sq. feet)

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



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*"We'll make you
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.
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