



21, Wicks Road | Billingshurst | West Sussex | RH14 9UF

FOWLERS
ESTATE AGENTS



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GUIDE PRICE
£342,000

21 Wicks Road is a 3 bedroom end of terrace home, located in the heart of the village, close to the local schools and village amenities. There is a lovely light, airy and spacious lounge/diner with UPVC sliding doors leading out to the garden, a kitchen which leads out to the lean-to utility and the garden beyond. Upstairs there are three bedrooms, two of which are doubles along with a family bathroom. Outside the property benefits from a good sized south facing rear garden, a side gate and a rear gate leading to the garage which is en bloc.



Entrance with external storage cupboard

Front door leads to a pleasant hallway with stairs to the first floor and a door leading to:

Lounge/Diner

A lovely welcoming and relaxing space with UPVC sliding doors leading out to the large patio, a useful understairs storage cupboard, fire surround and matching hearth with space for a gas fire (the one in-situ is not currently working) and a door leading to:

Kitchen

Comprising of various base units and drawers, work surfaces along with eye level units providing plenty of storage space. There is a built-in double oven with a gas hob and extractor fan above, sink with drainer and mixer tap and space for a fridge freezer and dishwasher.

There is a hatch from the kitchen to the dining room. Door leading to:

Lean-to/Utility

Space for a washing machine and tumble dryer and storage, door out to garden.

Stairs from hall to first floor landing with doors off to bedrooms and bathroom.

Bedroom One

Lovely light double room with a window looking out to the front of the property, small open cupboard space.

Bedroom Two

A double room with a window overlooking the garden at the rear of the property and a slimline side window providing lots of light into the room. There are fitted wardrobes and a fitted corner drawer unit.

Bedroom Three

This room has fitted wardrobes and is used as a dressing room by the current owners.

Bathroom

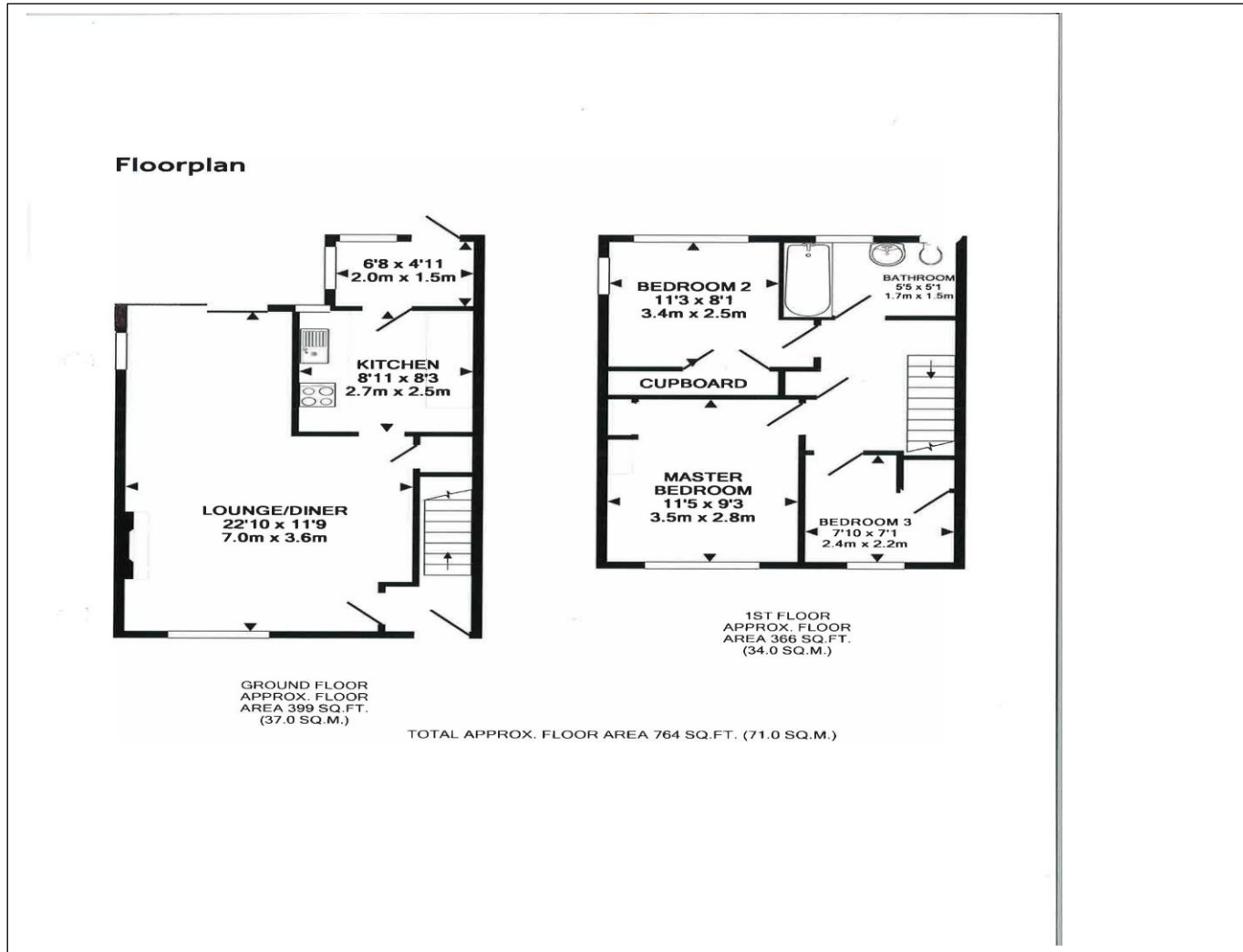
Comprising: panelled bath with mixer tap along with a shower and glass shower screen, wash hand basin with vanity unit under, w.c. with hidden cistern and towel rail.

Rear Garden

A good sized south facing rear garden laid mainly to lawn with a large patio area and path leading to a rear gate with access to the garage which is en bloc. There is also a side gate leading to a paved area to the front of the property.

EPC RATING=C
COUNCIL TAX BAND=C





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



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