



53, Groomsland Drive | Billingshurst | West Sussex | RH14 9HB

 **FOWLERS**
ESTATE AGENTS



53, Groomsland Drive

Billingshurst | West Sussex | RH14 9HB

£375,000

A three bedroom end of terrace family house situated in a popular and sought after residential location. The property has gas fired central heating and is double glazed, the external brick work is being re-pointed where necessary, and the original roof has been replaced. The property does require a certain amount of updating. One of the many features is its rear garden being of a very good size and ideal for a family. To the front, there is a drive with parking. Most neighbouring properties have been extended and subject to planning consent, this property must be considered ideal for this purpose.



Entrance

Front door leading to:

Porch

Double glazed door to:

Hall

Radiator, double glazed window, understairs cupboard, staircase to first floor.

Cloakroom

WC, wash hand basin, extractor fan.

Living Room

Double aspect to front and rear, fireplace with coal effect gas fire, second fireplace with fitted gas fire, two radiators, double glazed windows.

Kitchen

Stainless steel sink unit with cupboards under, several worksurfaces with cupboards and drawers beneath, eye-level units, radiator, recess housing space for fridge, 'Worcester' combination gas fired, door and two steps leading to:

Rear Porch

Of timber construction with door leading to the front. There is also a door giving access to the garden.

Landing

Access to roof space, store cupboard.

Bedroom One

Fitted wardrobes, radiator, double glazed window.

Bedroom Two

Fitted wardrobes, radiator, double glazed window.

Bedroom Three

Small wardrobe, radiator, double glazed window, electric heater.

Bathroom

Panelled bath, pedestal wash hand basin, w.c., shelved cupboard, wall-mounted electric heater, double glazed window.

Outside

Private Drive

To the front of the property is the drive providing off the road parking.

Front Garden

Mainly laid to lawn with several flower beds.

Rear Garden

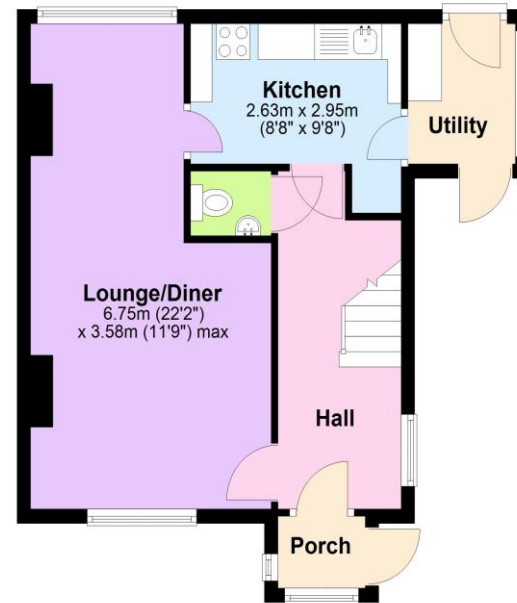
The rear garden is a particularly nice feature of the property being a very good size and comprising:

crazy paved patio adjacent the property with an area of lawn to the side and a timber store. To the side is a timber shed/workshop with mains power connected. The garden continues, passing several areas of lawn with a central flower bed and greenhouse; this leads to a good sized area of lawn with a path running along one side and flower and shrub borders. Towards the rear boundary is a rockery area and log store.

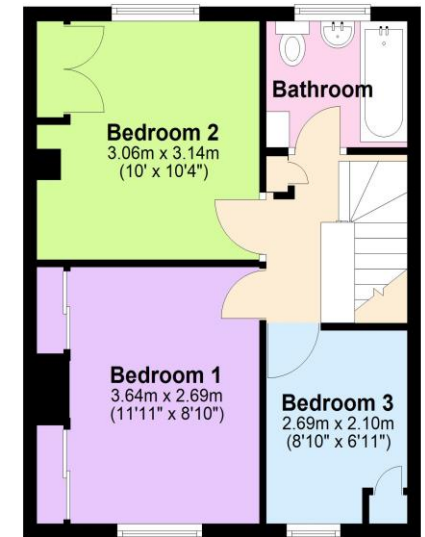
EPC RATING= D
COUNCIL TAX= C



Ground Floor
Approx. 41.7 sq. metres (449.1 sq. feet)



First Floor
Approx. 37.4 sq. metres (402.4 sq. feet)



Total area: approx. 79.1 sq. metres (851.5 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.
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.

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