



17, Belinus Drive | Billingshurst | West Sussex | RH14 9BX

 **FOWLERS**  
ESTATE AGENTS





# 17, Belinus Drive

Billingshurst | West Sussex | RH14 9BX

**£335,000**

Located in a sought-after residential area, a delightful three-bedroom mid-terrace home, perfectly positioned within walking distance of local schools, railway station and village amenities. There is a lovely light, airy and spacious lounge/diner with UPVC sliding doors leading out to the garden, a well fitted kitchen with a back door providing access to the patio and garden beyond. Upstairs there are three bedrooms, two of which are doubles along with a family shower room/bathroom. Outside the property benefits from a west facing rear garden, a rear gate leading to the garage which is en bloc.



### Entrance with external storage cupboard

There are steps down to the front door which leads to a 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 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 eye level oven, integrated fridge/freezer, a four-ring gas hob and extractor fan above, sink with drainer and mixer tap and space for a washing machine and dishwasher.



### 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, there is also a handy built in cupboard.

### Bedroom Two

A double room with a window overlooking the garden at the rear of the property. There are fitted wardrobes along one wall, with three sliding mirrored doors.

### Bedroom Three

A versatile room ideal for a child's bedroom, home office, or nursery.

### Bathroom

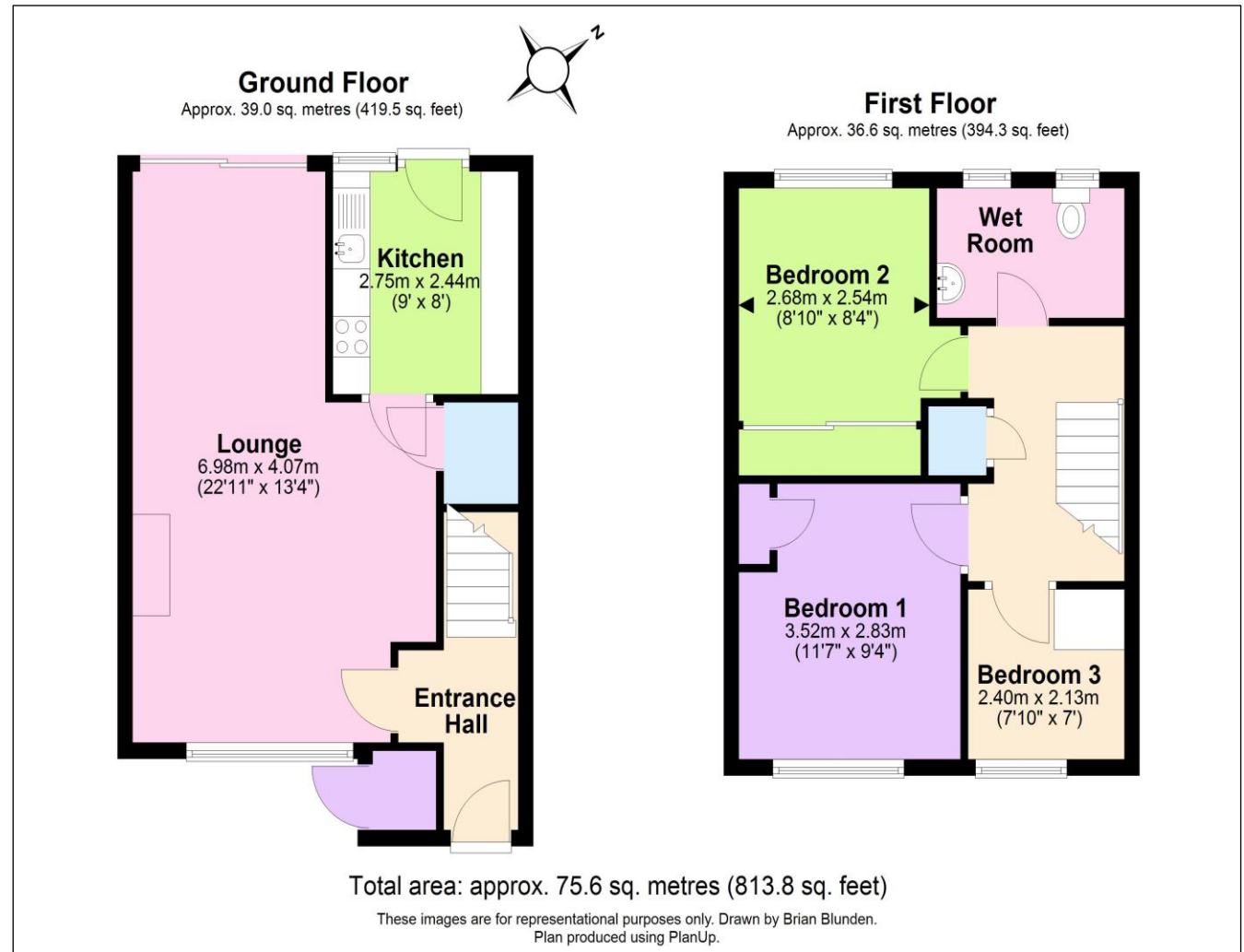
Currently configured as a wet room, thoughtfully designed for accessibility with a walk-in shower, drop-down seat, WC, and basin with cupboard above.

### Rear Garden

A lovely west facing garden. A private patio with a path leading down through the lawned area to a rear gate which provides access to a garage which is en bloc.

**EPC RATING=C**  
**COUNCIL TAX BAND=C**





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



Managing Director:  
Marcel Hoad

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