



6, Saddlers Close | Billingshurst | West Sussex | RH14 9GL

 **FOWLERS**
ESTATE AGENTS



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Billingshurst | West Sussex | RH14 9GL

£450,000

An immaculately presented three bedroomed end of terrace house with the master bedroom located on the top floor with quality fitted wardrobes and an en-suite shower. The first floor landing gives access to two further bedrooms and family bathroom. The spacious ground floor accommodation has a large welcoming hall with staircase to the first floor and the living room is a particular feature of the property being of a generous size with the rear having a vaulted ceiling with skylight windows and fitted electrically operated retractable blinds. From the living room, double doors give access to the beautiful garden. The ground floor is complemented by an extensively fitted kitchen with stone work tops, there is also a cloakroom. To the outside, the widened brick paved drive provides excellent parking and leads to the attached garage. Both the front and rear gardens are beautifully maintained.



Hall

Staircase to first floor, radiator, understairs cupboard.

Cloakroom

WC, pedestal wash hand basin, radiator, extractor fan.

Living Room

A wonderful sized room running the full width of the property with the rear section having a slightly vaulted ceiling with double glazed sky light windows and fitted electrically operated retractable blinds. There are double glazed double opening doors with matching windows to either side leading to the garden, two radiators, fire surround with matching hearth and inset electric fire.

Kitchen

Extensively fitted and comprising: granite worksurface with inset one and half bowl sink unit having base cupboards under, space and plumbing for dishwasher, further matching granite worksurface with base cupboards and drawers under and space and plumbing for washing machine, integrated four ring gas hob with stainless steel extractor hood over, integrated oven, eye-level

cupboards, fitted tall fridge/freezer, concealed gas fired boiler, bay with double glazed windows, radiator, spot lights.

First Floor Landing

Two double glazed windows, radiator, turning staircase leading to second floor.

Bedroom Two

Quality fitted wardrobes with dressing table between, two double glazed windows, two radiators.

Bedroom Three

Radiator, double glazed window.

Family Bathroom

White suite comprising: panelled bath with twin hand grips and mixer tap, over the bath is a mixer shower with fitted shower screen, pedestal wash hand basin with mixer tap, w.c., part tiled walls, tiled floor, radiator, shaver point, spot lights, extractor fan.

Master Bedroom

Quality fitted wardrobes, two radiators, double glazed window, access to eaves storage, door to:

En-suite Shower

Tiled shower cubicle with mixer

shower, vanity unit with wash hand basin having mixer tap with storage under, w.c., part tiled walls, tiled floor, shaver point, double glazed skylight window.

Outside

To the front of the property is a wide brick paved drive providing parking which leads to:

Attached Garage

With up and over door, power and light, pitched roof and a further door at the rear giving access to the garden.

Front Garden

A beautifully maintained front garden with an area of lawn and well stocked flower and shrub borders.

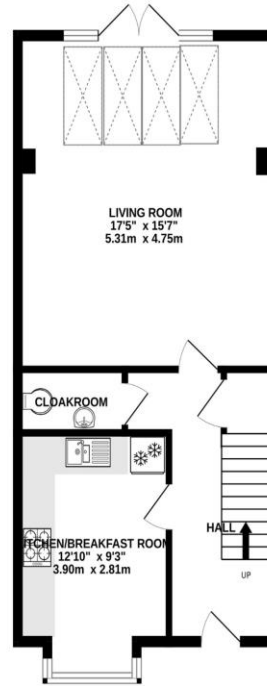
Rear Garden

Adjacent the property is a full width patio with timber shed to one side. This leads to the remainder of the garden which consists of an area of lawn with shaped edges and deep well stocked flower and shrub borders. There is a brick paved seating area.

EPC RATING= C
COUNCIL TAX= E



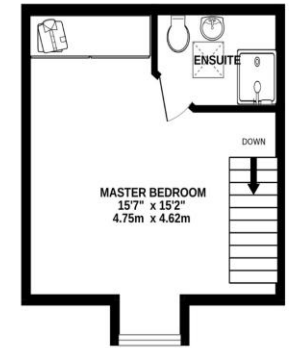
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Managing Director:
Marcel Hoad



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