



36, Holders Close | Billingshurst | West Sussex | RH14 9HL







## 36, Holders Close

Billingshurst | West Sussex | RH14 9HL

£310,000

An attractive terraced house with allocated parking and further visitor bays. The well-presented property has a wonderful conservatory with a tiled roof and extra insulation plus a skylight window making this a superb all year round room. The garden has a westerly aspect and has been landscaped with a large patio and artificial lawn. The Hall has a very handy cloakroom, and a glazed door leads through to the living room which runs the full width of the property, plus the kitchen has several integrated appliances. On the first floor are two bedrooms and a family bathroom, with a modern white suite. The property also benefits from double glazed windows and gas fired central heating. Located on the edge of Holders Close, all neighbouring roads are no through roads, making for a very pleasant residential location.



## Entrance Canopy

Front door leading to:

## Hall

Radiator, oak flooring, thermostat for heating, cupboard also housing electricity meter.

## Cloakroom

White suite comprising: w.c., pedestal wash hand basin with tiled splash back, radiator.



## Kitchen

Comprising: worksurface with inset single drainer sink unit with mixer tap having base cupboard under, space and plumbing for washing machine, further matching 'L' shaped worksurface with inset four ring gas-hob with extractor hood over, integrated oven, space and plumbing for dishwasher, further base cupboard and drawer, space for fridge/freezer, concealed gas fired boiler, double glazed window, spotlights.



## Living Room

Running the full width of the property with two radiators, oak floor, staircase to first floor, double glazed double opening doors.

## Conservatory

Brick and Upvc construction with a light weight tiled and insulated roof including a skylight window, making a wonderful 'all year round' room. Double glazing throughout and double opening doors to the garden.

## Landing

Access to roof space, offering good storage.

## Bedroom One

Recessed double wardrobe, radiator, two double glazed windows, airing cupboard housing pressurised hot water tank.

## Bedroom Two

Two double glazed windows, radiator.

## Bathroom

White suite comprising: paneled bath with twin hand grips, mixer shower with glazed shower screen, pedestal wash hand basin with deep display sill over, w.c., radiator, skylight window, shaver point, spot lights and extractor fan.

## Garden

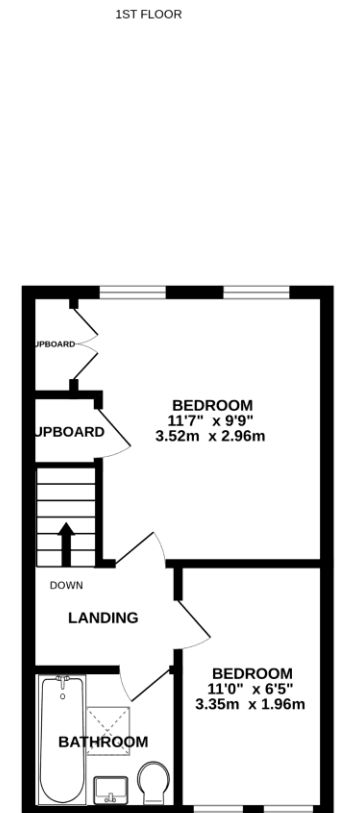
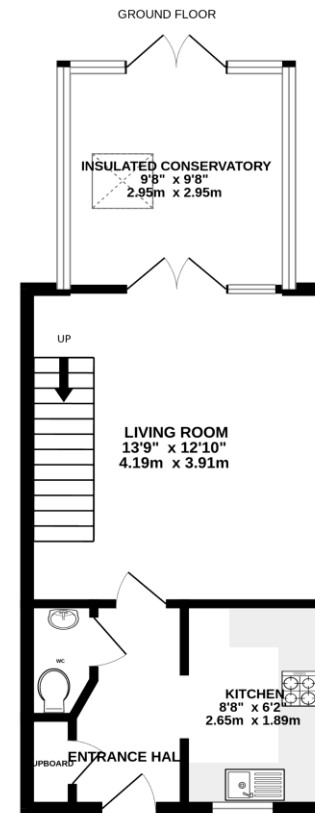
A recently landscaped garden, with a sunny aspect due to being west facing, and is not overlooked from the rear. The garden has a large patio and an area of artificial lawn with a large flower planter to one side.

## Allocated and Visitors Parking

An allocated space is located close to the property and there are also visitor parking spaces around Holders Close.

EPC RATING= C  
ANNUAL ESTATE CHARGE APPROX= tbc  
COUNCIL TAX BAND= C





While 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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