



4, Kingsley Mews | Brookers Road | Billingshurst | RH14 9SL

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ESTATE AGENTS





## 4, Kingsley Mews

Brookers Road | Billingshurst | RH14 9SL

£575,000

A detached five bedroom family house with accommodation on three floors. The approach to the house is by a pillared entrance canopy, that leads to the large hall with turning staircase. The living room has double opening doors leading to the garden. The vendors have converted the garage into a magnificent kitchen with a dining area to the rear having bi-fold doors leading to the garden. The kitchen is beautifully fitted with numerous integrated appliances. The original kitchen to the property is used as the utility room and is extensively fitted. The first floor has three bedrooms, with the main bedroom having an en-suite shower and there is also a family bathroom. From the first floor landing a staircase leads to the top floor where there are two further bedrooms. To the outside there is a drive to the front of the property with plenty of parking being available on the road. A permit is required for certain times of the day which allows residents to have ample on-street parking, which is rare for a property with such good access to the train station and local schools. The rear garden is tiered and has been landscaped with ease of maintenance in mind, having several areas of artificial lawn and patios.



### Pillared Entrance Canopy

Front door leading to:

### Hall

Tiled floor, turning staircase to first floor, covered radiator, deep cupboard for coats, understairs cupboard.

### Cloakroom

WC, vanity unit with wash hand basin and mixer tap, tiled floor, radiator, double glazed window.

### Lounge

Two radiators, double glazed double opening doors with matching windows to either side leading to garden, door to dining room.

### Kitchen/Dining Room

A magnificent room running the full length of the property with an extensively fitted kitchen having a range of 'Shaker' style units with contrasting quartz work tops and comprising: double bowl enamel Butler sink unit with mixer tap with storage under and larder unit to side, long work surface with numerous base cupboards and drawers beneath, integrated dishwasher, base cupboards and drawers, fitted Range cooker with stainless steel extractor over, space for large fridge/freezer with storage above, double larder unit with retractable shelves, range of eye-level cupboards, tiled floor, double glazed window, open plan to:

### Dining Area

Tiled floor that matches the kitchen and double glazed bi-fold doors leading to garden.

### Utility Room

This large room was originally the kitchen to the main house and has several work surfaces, base cupboards and drawers and space for domestic appliances, there is stainless steel sink unit and a gas hob, concealed gas fired boiler, double glazed window, tiled floor.

### First Floor Landing

Covered radiator, turning staircase to second floor, deep cupboard.

### Main Bedroom

A double aspect room with two radiators, fitted double wardrobe, double glazed windows, door to:

### En-suite Shower Room

A modern suite comprising: large tiled shower cubicle with mixer shower, vanity unit with inset shaped wash hand basin with mixer tap and storage under, concealed cistern w.c., tall shelved medicine cabinet, heated towel rail in a matt finish, part tiled walls, double glazed window.

### Bedroom Two

Aspect to front, two double glazed windows, radiator.

### Bedroom Three

Radiator, double glazed window.

### Family Bathroom

White suite comprising: shaped bath with mixer tap and mixer shower over with large drench head and fitted shower screen, vanity unit with wash hand basin having mixer tap and storage under, concealed cistern w.c., heated towel rail in a matt finish, part tiled walls, double glazed window.

### Second Floor Landing

Giving access to two further bedrooms.

### Bedroom Four

Double aspect with windows to front and rear, radiator, double glazed windows.

### Bedroom Five

Radiator, double glazed skylight window with fitted blind, airing cupboard housing pressurised hot water tank.

### Drive and Additional Parking

To the front of the property there is a brick paved drive providing off the road parking. Brookers Road has permit parking at certain times of the day which allows residents to have plenty of available parking for the small cost of a permit.

### Front Garden

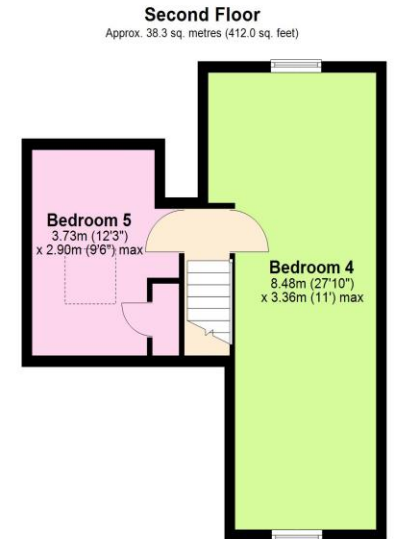
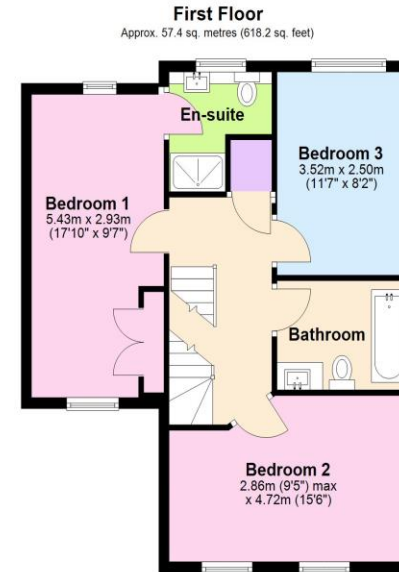
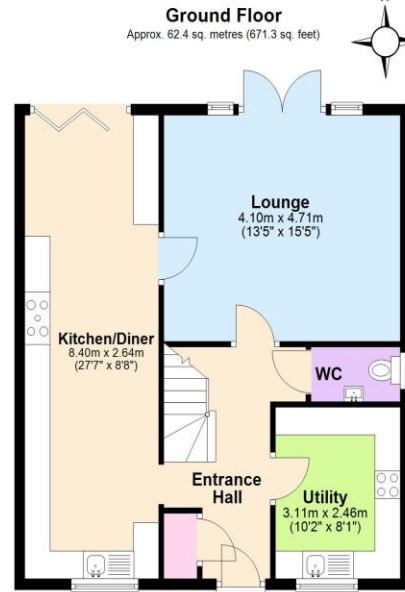
Terrace adjacent the property with an area of lawn and the front boundary being marked by a post and rail fence.

### Garden

Landscaped by the vendors with a tiered garden having a secluded outlook and ease of maintenance in mind. In more detail the garden consists of a wide path adjacent the property with a patio to one side and an area of artificial lawn. To the right hand side are wide easy-tread steps that lead to the top tier of the garden which is almost entirely laid to artificial lawn. The garden has been enclosed by horizontal Cedar wood screening that enhances the seclusion of the garden. There is a gate that gives side access back to the front of the property.

**EPC RATING= C.**  
**COUNCIL TAX= E.**





Total area: approx. 158.1 sq. metres (1701.5 sq. feet)

These images are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.



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