



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

 **FOWLERS**
ESTATE AGENTS



17, Holders Close

Billingshurst | West Sussex | RH14 9HL

£357,000

A spacious three bedroomed family house with an en-suite shower to the main bedroom and a downstairs cloakroom. In more detail the accommodation comprises: an entrance hall which leads through to a full width living room having double opening doors out onto the rear garden. The kitchen/breakfast room is extensively fitted with several integrated appliances. On the first floor the landing gives access to three good sized bedrooms, with the main bedroom having an en-suite. There is also a family bathroom with a modern fitted white suite. To the outside a drive is located at the rear of the property providing parking and there is further visitors parking close-by. The rear garden has a westerly aspect. The property also benefits from double glazed windows and gas fired heating to radiators.



Hall

Radiator, turning staircase to first floor, thermostat for heating.

Cloakroom

White suite comprising: w.c., pedestal wash hand basin, tiled splash back, radiator, double glazed window, extractor fan.

Living Room

Aspect to the rear with double glazed double opening doors and additional double glazed windows to either side, leading to patio and rear garden, two radiators, coved ceiling, TV point, telephone point, understairs cupboard.

Kitchen/Breakfast Room

Comprising: worksurface with inset one and a half bowl single drainer sink unit with mixer tap having base cupboard, space and plumbing for washing machine and dishwasher, further matching worksurface with integrated four ring gas hob and fitted oven under, wine rack, further base cupboard and drawer, integrated fridge/freezer, range of matching eye-level units, concealed gas fired boiler, extractor hood over hob, double

glazed window, radiator, space for breakfast table.

Landing

Airing cupboard housing pressurised hot water system, access to roof space.

Main Bedroom

Aspect to front over small Copse, fitted double wardrobe, additional shelved cupboard, double glazed window, radiator, door to:

En-suite

Tiled shower cubicle with mixer shower, pedestal wash hand basin, w.c., tiled shelf, mirror fronted medicine cabinet, shaver point, radiator.

Bedroom Two

Recess wardrobe, radiator, double glazed window.

Bedroom Three

Radiator, double glazed window.

Family Bathroom

White suite comprising: shaped panelled bath with twin hand grips, mixer tap and hand held shower attachment, pedestal wash hand basin, w.c., tiled shelf, medicine cabinet, radiator,

double glazed window, extractor fan.

Side Passage

Running along the left hand side of the house is a gated and covered passage that gives access to the garden plus makes a handy storage area.

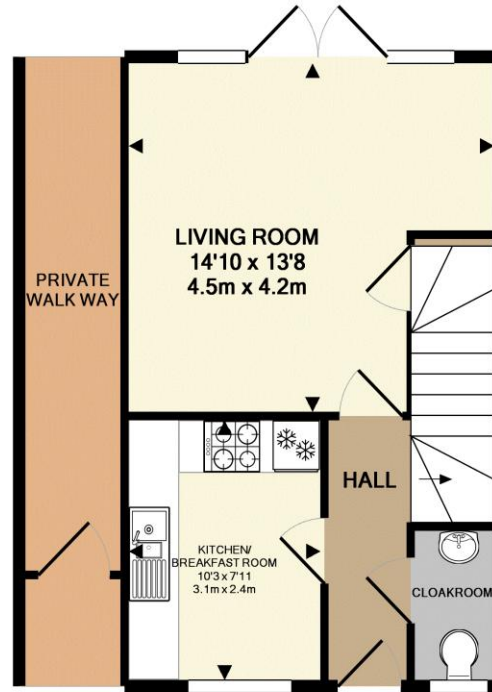
Private Drive

Situated directly to the rear of the garden is a drive providing parking with a gate giving access to the rear garden. Further visitors parking is located close-by.

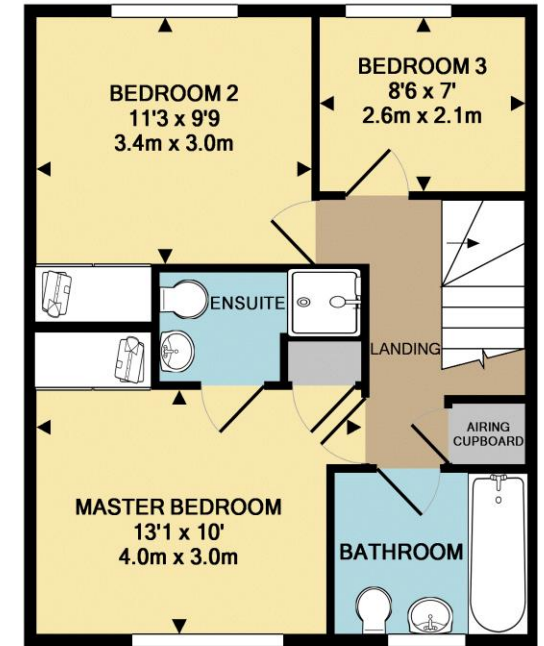
Rear Garden

Adjacent to the property is a full width terrace with leads to the remainder of the garden which is almost entirely laid to lawn with flower and shrub borders, a stepping stone path leads towards the rear boundary with a gate to the parking.

EPC RATING=C
COUNCIL TAX=D.
ANNUAL ESTATE
CHARGE= £315.88



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.

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