



14, Frenches Mead | Billingshurst | West Sussex | RH14 9LF

 **FOWLERS**
ESTATE AGENTS



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£500,000

An extended semi-detached family house situated in a tucked away location yet being so close to the village High Street with all its amenities to hand. The property has been extended at both the rear and the side and now gives four bedroomed accommodation with the advantage of the main bedroom and en-suite being located on the ground floor with its own double opening doors to the garden. Additional accommodation consists of entrance hall, further hall, a handy cloakroom/utility and the living room has a double aspect with double opening doors to the patio and garden. Another feature of the property is its good sized kitchen/dining room. On the first floor the landing gives access to three further bedrooms and a family bathroom. To the outside, there is plenty of parking at the front and the rear garden is a tremendous asset of the property being of an extremely good size with large area of lawn, several patios and two substantial garden stores.





Entrance Hall

Radiator, further part glazed door leading to:

Hall

Turning staircase to first floor with double glazed window to side, radiator, understairs cupboard.

Lounge

Double aspect to front and rear, fire surround with raised hearth, double glazed double opening doors leading to patio and garden, two covered radiators.

Kitchen/Dining Room

This wonderful sized room has a clearly defined dining area with plenty of room to accommodate a large table and this leads through to the expansive kitchen with plenty of double glazed windows overlooking the garden and to one side is a door giving direct access to the patio. The dining room has a radiator and there is an opening through to the kitchen which consists of a worksurface with inset sink unit having base cupboards under and space and plumbing for dishwasher, further matching worksurface with base cupboards and drawers beneath and space for fridge/freezer, further matching worksurface with inset four ring gas hob having base cupboards and drawers beneath, cooker unit with integrated double oven, eye-level cupboards incorporating glass fronted display cabinets, extractor hood over hob, space for tall fridge/freezer with additional worksurface to side, double glazed windows.

Inner Hall

Double glazed window.

Cloakroom/Utility

This good sized room has a w.c., vanity unit with

inset wash hand basin with mixer tap and glass splash back, space and plumbing for washing machine with shelving over, heated towel rail.

Ground Floor Bedroom

Double aspect to front and rear, double glazed double opening doors leading to garden, additional double glazed window, radiator, door to:

En-suite

Tiled shower cubicle with electric mixer shower, vanity unit with inset circular bowl wash hand basin with mixer tap having storage under, tiled splash back and mirror/light over, w.c., chrome heated towel rail, shelved linen cupboard also housing gas fired boiler, double glazed window.

Landing

Double glazed window with outlook to front, access to roof space, airing cupboard housing hot water tank.

Bedroom Two

Radiator, double glazed window, recessed storage area with shelving.

Bedroom Three

Radiator, double glazed window, fitted cupboard, door leading to:

Loft Room/Study

Double glazed skylight window, access to eaves storage.

Bedroom Four

Radiator, double glazed window with outlook to front, recessed storage area.

Bathroom

Fully tiled walls with a white suite comprising: panelled bath with electric mixer shower, curtain and rail, wash hand basin, high level w.c., chrome heated towel rail, extractor fan, double glazed window.

Drive and Parking

The property is situated along a small lane and immediately adjacent the property is a turning point and large shingled parking area. There is side access with a recess for wheelie bins and a secure gate that leads to:

Rear Garden

The wonderful garden is a tremendous feature of the property being of a good size and perfect for a family. Patio adjacent the living room and kitchen with a path leading to a further wide path and additional terrace with large flower planter to side. Substantial area of lawn with several interspersed trees including exotic Palm and fruit trees. To the side of the garden is an additional area that houses two large garden stores with a seating area to side. The garden is enclosed by close boarded timber garden fencing.

EPC RATING= D
COUNCIL TAX= D.

Frenches Mead, Billingshurst, RH14

Approximate Area = 1719 sq ft / 159.7 sq m

Limited Use Area(s) = 26 sq ft / 2.4 sq m

Total = 1745 sq ft / 162.1 sq m

For identification only - Not to scale



Denotes restricted
head height

