



95, High Street | Billingshurst | West Sussex | RH14 9QX

 **FOWLERS**
ESTATE AGENTS



95, High Street

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£260,000 GUIDE PRICE

A rare opportunity to purchase a character cottage literally in the heart of the High Street giving excellent access to its shops, restaurants and public houses. The cottage is double fronted with attractive circular bay windows on either side of the front door. This charming cottage has a modern kitchen and shower room and benefits from night storage heaters. The lounge leads through to the kitchen and there is an area to the side of the staircase that could be used as a dining area or study if preferred. The landing gives access to the double bedroom and shower room. The loft has been boarded and insulated and has power and light. Directly to the front of the cottage is a forecourt for parking.



Entrance

Several steps and a front door leading to:

Living Room

Night storage heater, almost full height circular bay window to front, open plan to:

Kitchen

Worksurface with inset single drainer sink unit with under-counter fridge and cupboards to either side, free-standing 'Belling' electric oven, eye-level units, recessed larder unit, deep utility cupboard that has space and plumbing for washing machine with shelf over, door to outside with two small double glazed windows to the side, open plan leading to:



Study/Dining Area

Aspect to the front with almost full height circular bay window, fitted shelves, night storage heater, stairs to first floor.

Landing

Double glazed window with outlook to front, door to:

Bedroom

Aspect to front with double glazed



window, night storage heater., access to roof space with has been predominantly boarded and has power and light.

Shower Room

White suite comprising: tiled shower cubicle with mixer shower, pedestal wash hand basin with tiled splash back, w.c., shaver point, electric underfloor heating, chrome heated towel rail, double glazed obscured glass window.

Loft.

Boarded and insulated plus has power and light.

Forecourt and Parking

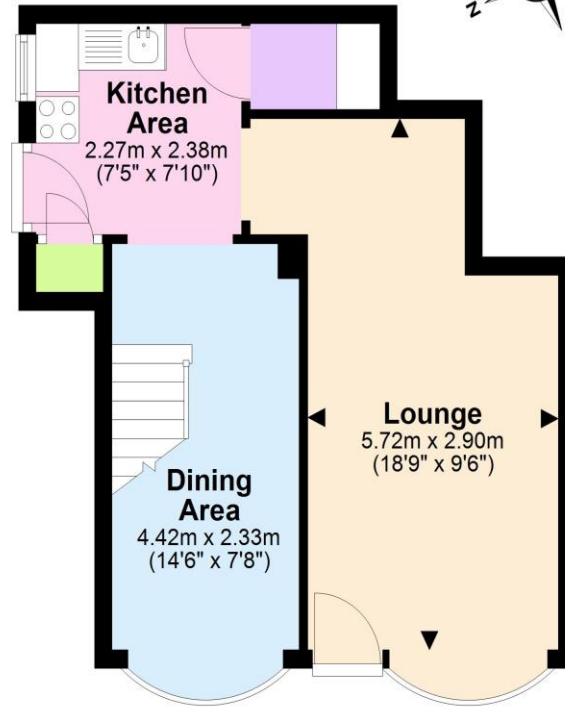
Situated directly to the front of the cottage.

EPC RATING= F.
COUNCIL TAX= B.



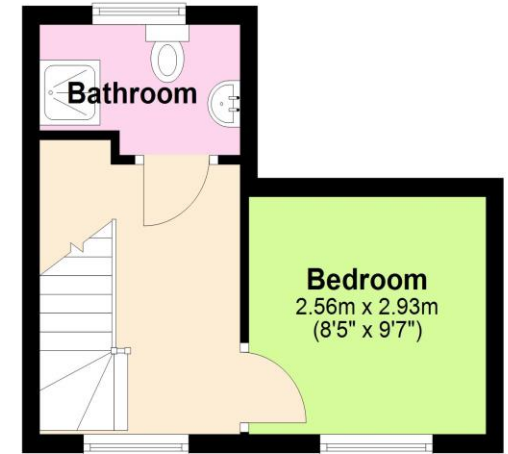
Ground Floor

Approx. 34.1 sq. metres (366.8 sq. feet)



First Floor

Approx. 17.8 sq. metres (191.8 sq. feet)



Total area: approx. 51.9 sq. metres (558.6 sq. feet)

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



*"We'll make you
feel at home..."*



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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.

Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

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