



Hilland Road, Billingshurst, West Sussex, RH14 9HN



woodlands



Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £475,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Positioned on the edge of the popular village of Billingshurst, this impressive four bedroom home is brought to the market with no ongoing chain and provides flexible living and bedroom accommodation.

With the train station, Village primary school, Weald Secondary School and a vibrant high street with an excellent range of independent shops, bars and restaurants all just a short walk away, but also being close to the larger market town of Horsham, you get the perfect balance to ensure this is an excellent family home.

Accessed by a drive providing access to a few properties, there is driveway parking to the front for 2 cars in front of a large double garage. To the front of the property is a single storey outbuilding.

A garden path leads to the front door of the property and into a large entrance porch. The ground floor accommodation comprises a large living room with wood burning stove with patio doors looking out over the rear garden and patio area. A spacious kitchen/diner, recently renovated with new base and wall units, integrated appliances, a breakfast bar and modern flooring. There is also a useful guest cloakroom/utility room. A rear hallway provides access to the back garden and stairs lead to the first floor.



To the first floor are four bedrooms. Three are spacious doubles, the fourth a good sized single, currently used as a hobby room. The principal bedroom is particularly spacious and feature a wall of fitted wardrobes and cupboards. A modern and well equipped family bathroom completes the internal accommodation.

Outside, there is a large south facing rear garden as well as a small paddock area to the front.

PLEASE NOTE: We have been informed there are commercial plans within the vicinity. Please contact Horsham District Council for further information.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE PORCH 11'02" x 4'10" (3.40m x 1.47m)

L SHAPED HALLWAY 8'10" x 10'10" (2.69m x 3.30m)

GUEST CLOAKROOM/UTILITY 5'02" x 6'10" (1.57m x 2.08m)

KITCHEN 13'0" x 10'10" (3.96m x 3.30m)

DINING ROOM 8'05" x 10'11" (2.57m x 3.33m)

LIVING ROOM 21'11" x 11'05" (6.68m x 3.48m)

REAR HALLWAY 8'10" x 11'06" (2.69m x 3.51m)

FIRST FLOOR

LANDING

BEDROOM ONE 14'02" x 11'09" (4.32m x 3.58m)

BEDROOM TWO 10'10" x 10'11" (3.30m x 3.33m)

BEDROOM THREE 12'08" x 11'04" (3.86m x 3.45m)

BEDROOM FOUR 8'11" x 8'07" (2.72m x 2.62m)

BATHROOM 8'10" x 8'05" (2.69m x 2.57m)

OUTSIDE

OFF ROAD PARKING TO THE FRONT OF THE GARAGE

DOUBLE GARAGE 17'03" x 17'03" (5.26m x 5.26m)

ANCILLARY OUTBUILDING

FRONT GARDEN

SOUTH FACING REAR GARDEN

COUNCIL TAX BAND: D

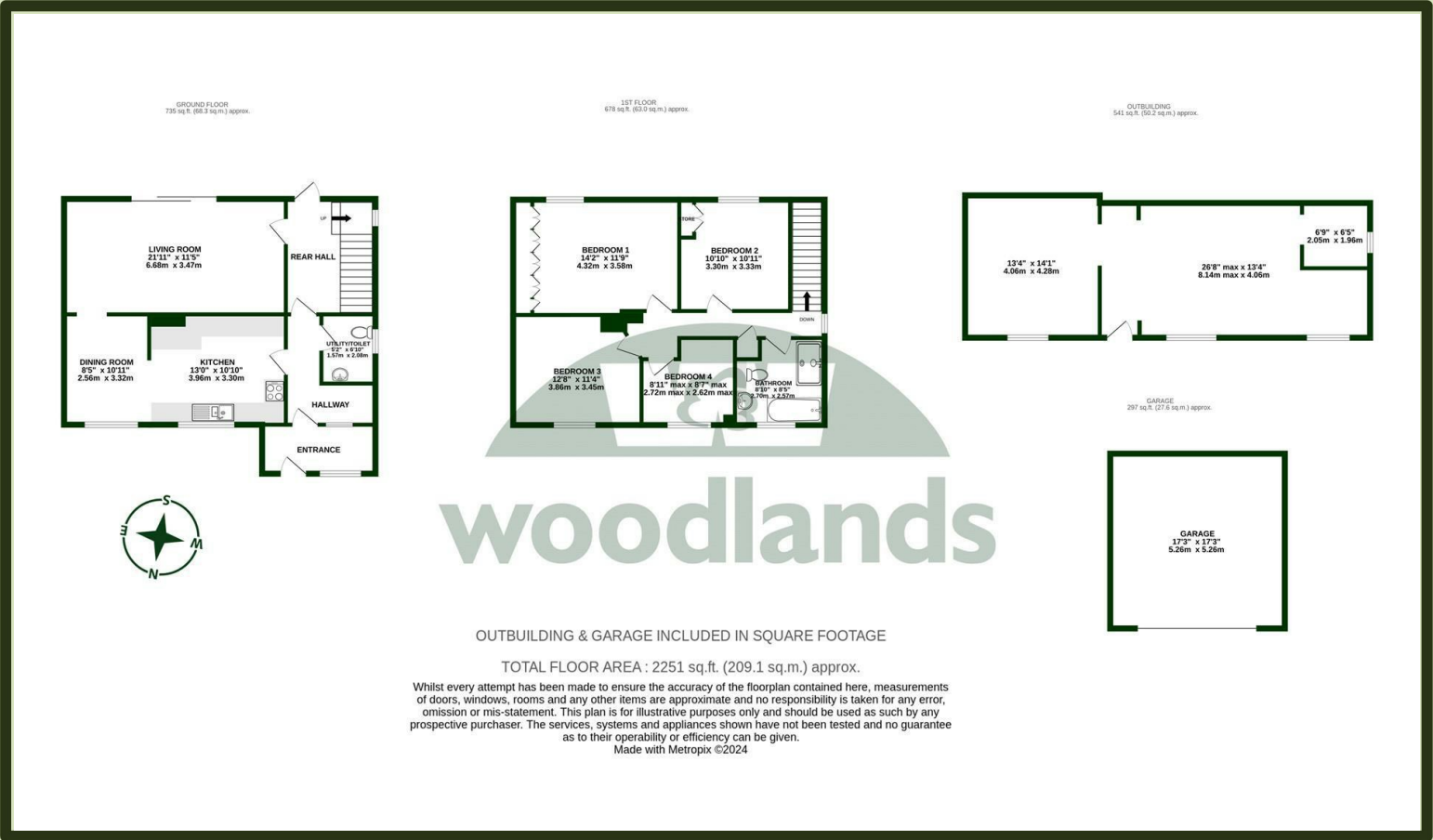
EPC RATING: D



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Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

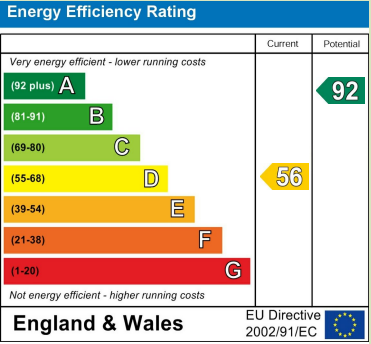
The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information.

The mention of any appliances and/or services, does not imply they are in full and efficient working order.