



## 61, Holders Close

Billingshurst | West Sussex | RH14 9HL |

An attractive 2 bedroom house situated in a modern development close to Billingshurst village centre. The house is found at the end of a pleasant close that widens at the end, this gives an open feel to the front and there is very good visitors parking across the close. The lounge has double opening doors onto the rear garden, and the kitchen has several integrated appliances. There is also a hall and cloakroom. On the first floor are 2 good size bedrooms, bathroom and landing. To the side of the house is a drive for parking and double opening gates that lead to the garden. The rear garden has an open feel being not overlooked to the rear and it has a sunny aspect facing west.

**Hall.**  
Radiator, cupboard.

**Cloakroom.**  
WC, pedestal wash hand basin, radiator, extractor fan.

**Living Room. 13'10 x 12'9**  
2 Radiators, double glazed double opening doors to garden, stairs to first floor.

**Kitchen. 8'7 x 6'2**  
Inset sink unit with base cupboard under, space and plumbing for washing machine, work surface to side with inset 4 ring gas hob and fitted oven under, space and plumbing for dish washer, further base cupboard and drawer, integrated fridge/freezer, range of matching eye level units, extractor hood over hob, concealed gas fired boiler, double glazed window.

**Landing.**  
Access to roof space.

**Bedroom 1. 11'6 x 10'9 narrowing to 9'8**

Radiator, 2 double glazed windows, recessed wardrobe, airing cupboard.

**Bedroom 2. 11'1 x 6'4**  
Radiator, double glazed window.

**Bathroom.**  
White suite comprising panelled bath with shower unit over and fitted shower screen, pedestal wash hand basin, WC, radiator, shaver point, double glazed window, extractor fan.

**Outside and Drive.**  
To the side of the house is a drive providing parking, there are double opening gates leading to the rear garden.

**Rear Garden.**  
A sun trap of a garden with its westerly aspect and easy to maintain with patio and decking and well enclosed.

**EPC RATING= C**  
**COUNCIL TAX= C.**  
**ANNUAL ESTATE CHARGE= Approx. £400.**



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