



2 Randall Way | Billingshurst | RH14 0ZQ

 **FOWLERS**
ESTATE AGENTS



2 Randall Way

Billingshurst | RH14 0ZQ

£400,000 GUIDE PRICE.

This beautifully presented modern home offers two generous double bedrooms and well-planned, flexible accommodation arranged over two floors. Ideally positioned, the property further benefits from a driveway, garage, dedicated home office and an attractive, private rear garden.

- Beautifully presented modern home arranged over two floors
- Two generous double bedrooms with built-in wardrobes
- Principal bedroom with contemporary en-suite shower room
- Bright dual-aspect lounge/diner with bi-fold doors to the garden
- Stylish kitchen with high-gloss units and integrated appliances
- Downstairs cloakroom and useful under-stairs storage
- Private, fully enclosed rear garden with patio and astroturf lawn
- Garage and block-paved driveway providing off-road parking
- Partially converted garage creating a dedicated home office





The property is entered via a welcoming hallway which provides access to the contemporary kitchen, spacious lounge/diner, downstairs cloakroom and stairs rising to the first floor. The stylish kitchen is fitted with high-gloss J-line units complemented by sleek worktops, under-unit lighting and vinyl flooring which continues seamlessly through the hallway and lounge/diner. Integrated appliances include an electric oven, four-ring gas hob with extractor hood, fridge/freezer, washer/dryer and dishwasher.

The dual-aspect lounge/diner is a bright and airy space, perfectly suited to both everyday living and entertaining. There is ample room for dining furniture, a useful under-stairs storage cupboard, and bi-folding doors which open directly onto the rear garden, creating a seamless connection between indoor and outdoor spaces.

To the first floor, the landing leads to two well-proportioned double bedrooms and the family bathroom. Both bedrooms benefit from built-in wardrobes with sliding mirrored doors, while the principal bedroom further enjoys the advantage of a contemporary en-suite shower room.

The family bathroom is fitted with a modern white suite comprising a panelled bath, WC and wash hand basin set within a vanity unit, and is finished with a chrome-effect heated towel rail.

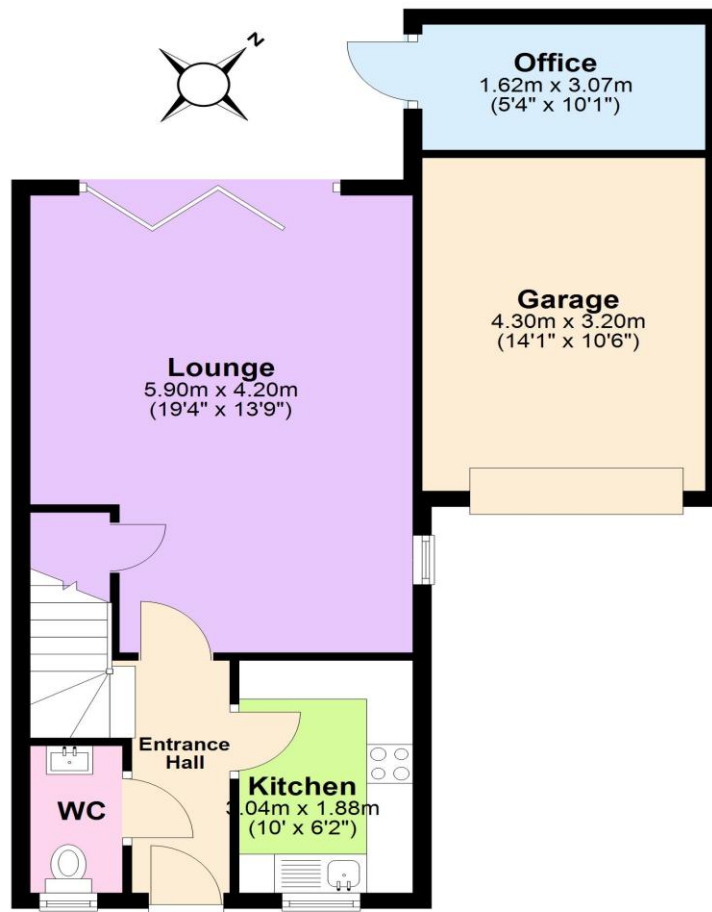
Externally, the property is approached via a pathway bordered by established planting. To the side is a garage and block-paved driveway, with gated access leading to the rear garden. The fully enclosed garden is mainly laid to astroturf with mature shrubs and trees, alongside a generous patio area ideal for alfresco dining and summer entertaining. A door from the garden provides access to the rear of the garage, which has been partially converted to create a useful home office while retaining garage space for parking and/or storage.

The property occupies a convenient location within close proximity to the village centre, mainline station, parks, schools and a wide range of local amenities.

COUNCIL TAX BAND = D
EPC RATING = B
APPROXIMATE MANAGEMENT FEE = £460pa

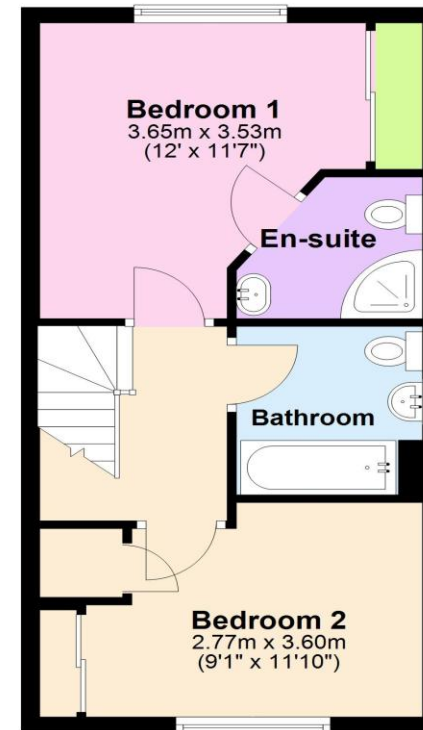
Ground Floor

Approx. 57.1 sq. metres (614.6 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.7 sq. feet)



Total area: approx. 94.3 sq. metres (1015.3 sq. feet)

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



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

Managing Director:
Marcel Hoad



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