



34 Forge Way | Billingshurst | West Sussex | RH14 9LL

 **FOWLERS**
ESTATE AGENTS



34 Forge Way

Billingshurst | West Sussex | RH14 9LL

£312,000

An attractive two bedroom house with a heated conservatory and a good sized garden. The property is in a residential close that gives a lack of passing traffic and has access to local walks on the doorstep. The house benefits from two good sized bedrooms and a shower room. On the ground floor there is an entrance hall, large living room, cloakroom and kitchen with many integrated appliances. The property is double glazed and has gas central heating. Outside there is driveway parking at the front. The good-sized garden is laid to lawn with a shed to the rear boundary and a gate that leads to additional unallocated parking spaces



Entrance Hall

Replacement front door and frosted glass insert, deep cupboard.

Living Room

Double glazed window, two radiators, staircase to first floor.

Cloakroom

WC, wash hand basin, space and plumbing for washing machine.

Kitchen

Work surface with inset resin sink unit and drainer with mixer tap, base cupboards and drawers, space and plumbing for dishwasher, inset gas hob with stainless steel splash back and stainless steel extractor hood, integrated double oven, integrated fridge/freezer, eye level units, double glazed window, radiator,

double glazed door to:

Heated Conservatory

Brick and Upvc construction with double glazed windows and a glazed roof, central ceiling fan, radiator, double opening doors to garden.

Landing

Bedroom One

Radiator, two double glazed windows, over stairs storage cupboard.

Bedroom Two

Built-in wardrobe, double glazed window, double radiator, loft access.

Shower Room

Tiled shower cubicle with mixer shower, vanity unit with inset wash hand basin and cupboards below, tall storage unit to side,

concealed cistern WC, tiled floor, chrome heated towel rail, double glazed windows.

Drive and Parking

To the front of the house is a drive for one vehicle. Directly to the rear of the garden is further unallocated parking.

Garden

A good sized garden that is mainly laid to lawn with established flower beds. To the rear boundary is a shed and a gate that leads to the additional parking.

EPC RATING: C
COUNCIL TAX: C



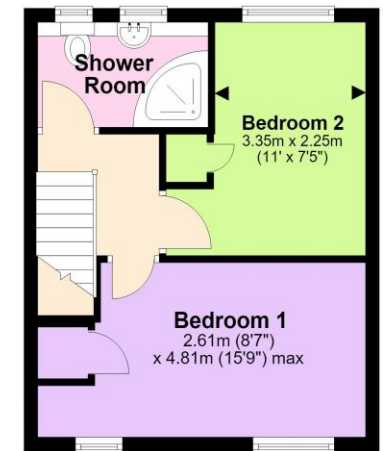
Ground Floor

Approx. 41.2 sq. metres (443.1 sq. feet)



First Floor

Approx. 29.0 sq. metres (312.1 sq. feet)



Total area: approx. 70.2 sq. metres (755.1 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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