



5, Lakers Meadow | Billingshurst | West Sussex | RH14 9NP

 **FOWLERS**
ESTATE AGENTS



5, Lakers Meadow

Billingshurst | West Sussex | RH14 9NP

£275,000

A one bedroom, freehold, end of terrace house with garage and drive alongside the property. Situated in a desirable location at the beginning of a no-through road with excellent access to the village High Street with its retail outlets, restaurants and several public houses. The property has a modern fitted kitchen and bathroom, electric heating and double glazed windows. To the side of the property the brick paved drive leads to the garage with an electrically operated up and over door and a further door at the rear giving access to the pleasant rear garden which has a patio and a good sized area of lawn.



Entrance

Replacement front door to:

Living Room

Electric heater, square bay with double glazed window, additional double glazed window, wood laminate flooring, archway leading through to:



Kitchen

Worksurface with inset sink unit with mixer tap having space and plumbing for washing machine beneath, further 'L' shaped worksurface with inset four ring ceramic hob and integrated oven under, base cupboards and drawers, eye-level units, extractor hood over hob, deep understairs cupboard, wall-mounted electric heater, tiled floor, door with double glazed insert leading to gardens.



First Floor Landing

Access to roof space, double glazed window, electric heater.

Bedroom

Aspect to the front with two double glazed windows, almost full length fitted wardrobes with mirror fronted sliding doors, electric heater, over stairs cupboard.

Bathroom

White suite comprising: panelled bath with mixer tap and shower attachment and glazed shower screen, wash hand basin with mixer tap and storage under, mirror over, double glazed window, wall-mounted electric heater, fully tiled walls.

Drive and Parking

Directly to the side of the property is a brick

paved private drive and this leads to:

Garage

Of brick construction with a pitched and tiled roof. To the front of the garage is an up and over electrically operated roller door and at the rear of the garage is a replacement door giving access to the garden.

Rear Garden

Adjacent the property is a good sized patio which leads to the remainder of the garden which is almost entirely laid to lawn with deep flower beds and running along one side is a path that leads to the rear of the garage. There is a side gate giving access to the drive.

EPC RATING= E.
COUNCIL TAX= C.



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



Managing Director:
Marcel Hoad

Fowlers 74 High Street, Billingshurst, West Sussex, RH14 9QS www.fowleronline.co.uk billingshurst@fowleronline.co.uk 01403 786787

Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
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.

4. 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.
5. 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.

6. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
7. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc., and purchasers are advised to make further enquiries to satisfy themselves on these points.