



30, Arun Road | Billingshurst | West Sussex | RH14 9NB





## 30, Arun Road

Billingshurst | West Sussex | RH14 9NB

£379,950

A spacious semi detached house that has been extended on the ground floor to give a large kitchen, utility room and cloakroom. The ground floor also has a study, dining room and living room. On the first floor the landing gives access to three bedrooms and shower room. The extensively fitted kitchen has several integrated appliances and the property benefits from double glazed windows and gas fired heating to radiators. To the outside a drive gives plenty of parking and there is a courtyard style rear garden. The property is situated in an established residential location with only a short walk to the High Street. The well renowned local schools, leisure centre and railway station are just beyond.



### **Porch**

Tiled floor, double glazed windows, door leading to:

### **Hall**

Staircase to first floor, double glazed window, cupboard housing meters, door to:

### **Living Room**

Open fireplace, double glazed window, open plan through to:

### **Dining Room**

Radiator, glass fronted display cabinet with breakfast bar under, open plan to:

### **Kitchen**

Comprising: work surface with inset stainless steel sink unit having base cupboards under, integrated dishwasher, further base cupboards and drawers, further matching work surface with inset gas hob with base cupboards under, cooker unit housing double oven with storage above and below, shelved linen cupboard, further work surface with base cupboards beneath with breakfast bar to side and glass fronted display cabinet over, eye-level cupboards, display shelving, tiled floor, double glazed window.

### **Study**

Radiator, double glazed window, understairs recess.



### **Utility Room**

Space and plumbing for washing machine, tumble dryer and further domestic appliance, wall-mounted gas fired boiler, space for tall fridge/freezer, radiator, door to outside, double glazed window.

### **Cloakroom**

W.C., pedestal wash hand basin, radiator, double glazed window.

### **Landing**

Double glazed window, access to roof space.

### **Bedroom One**

Fitted wardrobes, radiator, double glazed window.

### **Bedroom Two**

Radiator, double glazed window.

### **Bedroom Three**

Radiator, double glazed window, bulk-head over staircase.

### **Shower Room**

Shower cubicle with Aquaboard for ease of maintenance, mixer shower, pedestal wash hand basin, w.c., medicine cabinet, double glazed window, heated towel rail.

### **Outside and Parking**

Private drive running along the side of the property and providing off the road parking which leads to a covered area that currently houses several

store cupboards, the wheelie bins and has plenty of space for further storage.

### **Front Garden**

Mainly laid to lawn with flower and shrub borders.

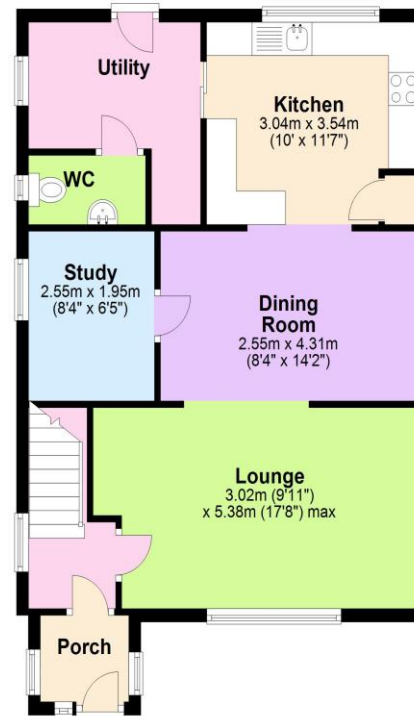
### **Rear Garden**

A wide side access leads to the courtyard style rear garden which is almost entirely paved with several raised flower planters. There is a timber garden store in need of some repair.

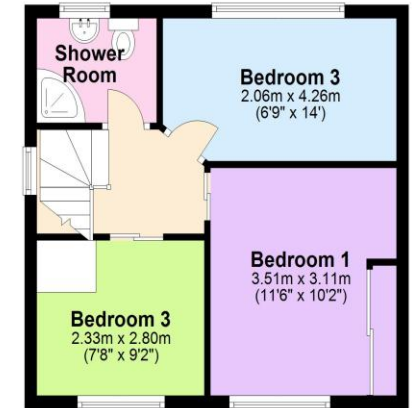
**EPC RATING= D.**  
**COUNCIL TAX= C.**



**Ground Floor**  
Approx. 57.8 sq. metres (621.9 sq. feet)



**First Floor**  
Approx. 34.3 sq. metres (369.7 sq. feet)



Total area: approx. 92.1 sq. metres (991.6 sq. feet)

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



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