



50, Silver Lane | Billingshurst | West Sussex | RH14 9RL

FOWLERS
ESTATE AGENTS



50, Silver Lane

Billingshurst | West Sussex | RH14 9RL

£525,000

A detached four bedroom family house situated on the sought after Silver Lane with its excellent access not only to the village High Street but also the local schools, leisure centre and railway station just beyond. The good sized hall has a turning staircase leading to the first floor and there is a cloakroom. There are two separate reception rooms with a large, double aspect lounge. The kitchen is extensively fitted and has many integrated appliances. The landing gives access to the four bedrooms, with the main bedroom having an en-suite shower and there is also a family bathroom. The property is situated on a corner plot with a pleasant rear garden being enclosed by a tall brick retaining wall. At the rear of the garden is a gate leading to the garage and drive. The property is being offered for sale with no on-going chain and has just been internally re-decorated throughout.



Covered Entrance Porch

Front door leading to:

Hall

Turning staircase to first floor, radiator, understairs cupboard.

Cloakroom

Fully tiled walls, white suite comprising concealed cistern w.c., wash hand basin with mixer tap and storage under, tiled floor, chrome heated towel rail.

Living Room

A large room with a double aspect and double glazed windows, two double radiators, brick fire surround with raised hearth and matching display plinths to either side.

Dining Room

Double radiator, double glazed window.

Kitchen

Comprising: full length worksurface with inset stainless steel sink unit with mixer tap having base cupboards under, fitted washing machine, further matching worksurface with inset four ring gas hob having base cupboards under and stainless steel extractor hood over, further matching worksurface with base cupboards and drawers beneath, cooker unit with integrated oven and microwave, fitted fridge/freezer, numerous eye-level cupboards, concealed gas fired boiler, double glazed window, part double glazed door leading

to rear garden.

Landing

Radiator, access to roof space, airing cupboard housing lagged hot water tank.

Main Bedroom

A double aspect room with two double glazed windows, radiator, recessed wardrobe, twin matching free-standing wardrobes, door to:

En-suite

Comprising: tiled shower cubicle with mixer shower, wash hand basin with mixer tap, w.c., radiator, mirror with light/shaver point above, double glazed window.

Bedroom Two

Radiator, double glazed window, free-standing wardrobe.

Bedroom Three

Double glazed window, radiator.

Bedroom Four

Double glazed window, radiator.

Family Bathroom

Fully tiled walls, tiled floor, white suite comprising: shaped bath with mixer shower over and fitted shower screen, wash hand basin with mixer tap and storage under, mirror fronted medicine cabinet above, w.c. with mirror over, double glazed window, heated towel rail.

Garage

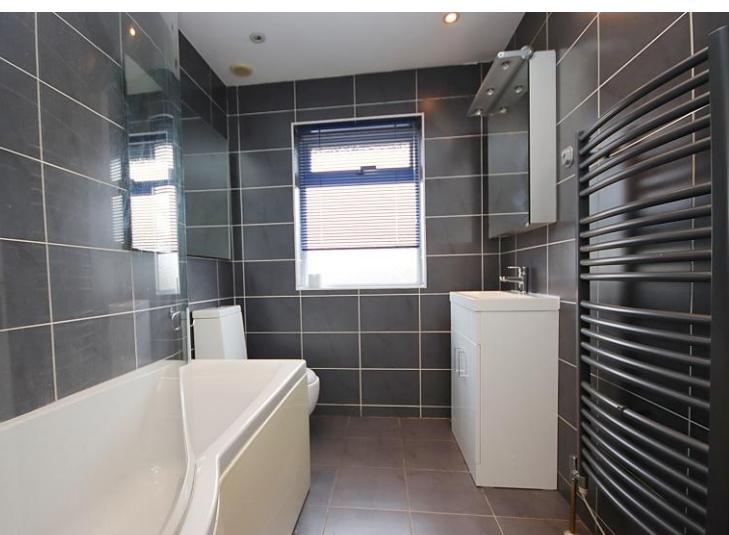
At the foot of the rear garden is a gate leading to the brick built garage with a flat roof that has just been replaced and is still under warranty and a recently installed up and over door. To the front of the garage is a drive providing parking.

Front and Side Gardens

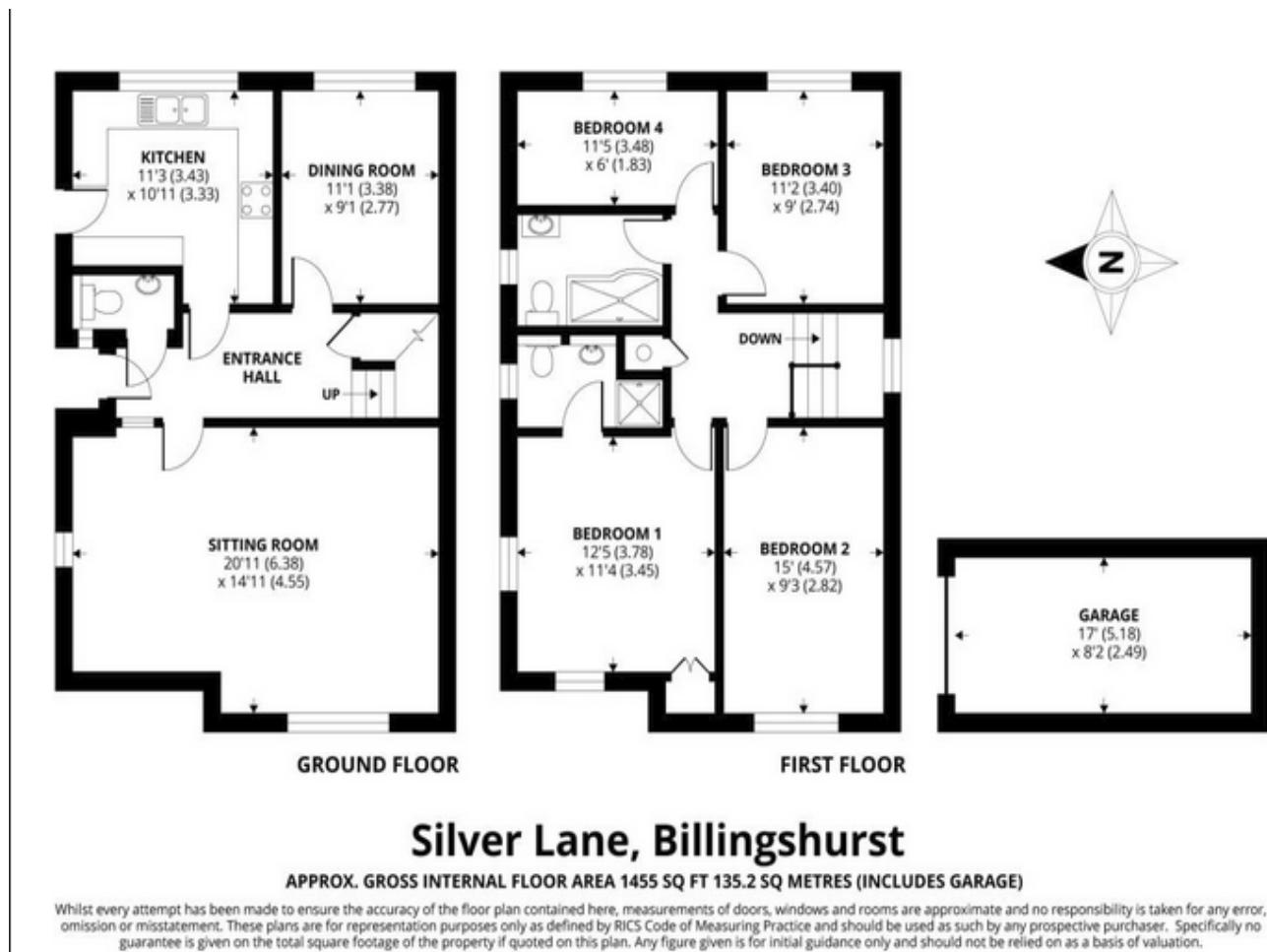
The property is situated on a corner plot and has pleasant gardens to the front and rear which consist of several areas of lawn with interspersed flower beds. The property's front door is approached by a very wide path.

Rear Garden

The garden is very private with the majority being enclosed by a tall brick retaining wall with a gate giving access to the garage. The garden has an area of lawn with a wide path running along the rear of the house with substantial flower planters. To the side of the kitchen is an additional patio seating area.



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



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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.

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

Managing Director:
Marcel Hoad

