32, Rosehill I Billingshurst I West Sussex I RH14 9QN

FOWLERS
ESTATE AGENTS

32, Rosehill

Billingshurst | West Sussex | RH14 9QN

£415,000.

A 3 bedroom link detached house situated in an extremely central position being close to the High Street with all its facilities yet being in a slightly tucked away location adjacent to a leafy lane.The property has an extensively fitted kitchen with numerous appliances and a modern shower room that used to be a bathroom and could be reinstated if preferred. The living room runs the full depth of the property and has double opening doors leading to a conservatory and garden. There is also a cloakroom adjacent the hall.The property benefits from double glazed windows and gas fired heating to radiators.To the outside is a drive providing parking that leads to the garage with power and light.
The rear garden is well landscaped with a gate giving rear access.
From Rosehill there is a twitten that gives access to the village centre with its selection of shops and the doctors surgery just beyond. The village also provides schooling for all ages with a leisure centre with swimming pool and gym. Billingshurst mainline railway station provides a train service to Gatwick and London Victoria. Horsham with its comprehensive amenities is approximately 8 miles distant.

Hall.
Amtico flooring, radiator, turning staircase to first floor.

Cloakroom.
White suite comprising: - WC, vanity unit with inset wash hand basin and storage under, amtico flooring, double glazed window, and radiator.

Living Room.
Square bay with double glazed windows and deep sill, 2 radiators, amtico flooring, double glazed doors to rear garden.

Conservatory.
Brick and Upvc construction with a clear glass roof and retractable blinds, radiator, amtico floor.

Kitchen.
Fitted with an extensive range of units and comprising:- work surface with inset stainless steel sink unit with mixer tap having base cupboards under, tumble drier, further matching work surface with inset ceramic hob having base cupboards and drawers beneath, cooker unit with integrated double oven having storage above and below, tall fridge/freezer with larder unit to side, stainless steel extractor hood over hob, range of matching eye level units, tiled flooring, and double glazed window, arch leading to:-

Utility area.
Work surface having washing machine beneath and base cupboard and drawer, radiator, under stairs storage.

Bedroom 1.
Built in furniture by Hammonds and comprising wardrobes with fitted chest of drawers and twin bedside cabinets, double glazed window, radiator.

Bedroom 2.
Fitted Hammonds wardrobes, double glazed window, radiator.

Bedroom 3.
Double glazed window, radiator.

Shower Room.
Large shower cubicle with frameless screen, vanity unit with inset wash hand basin and mixer tap, storage below, concealed cistern WC, 2 medicine cabinets, chrome heated towel rail, double glazed window.

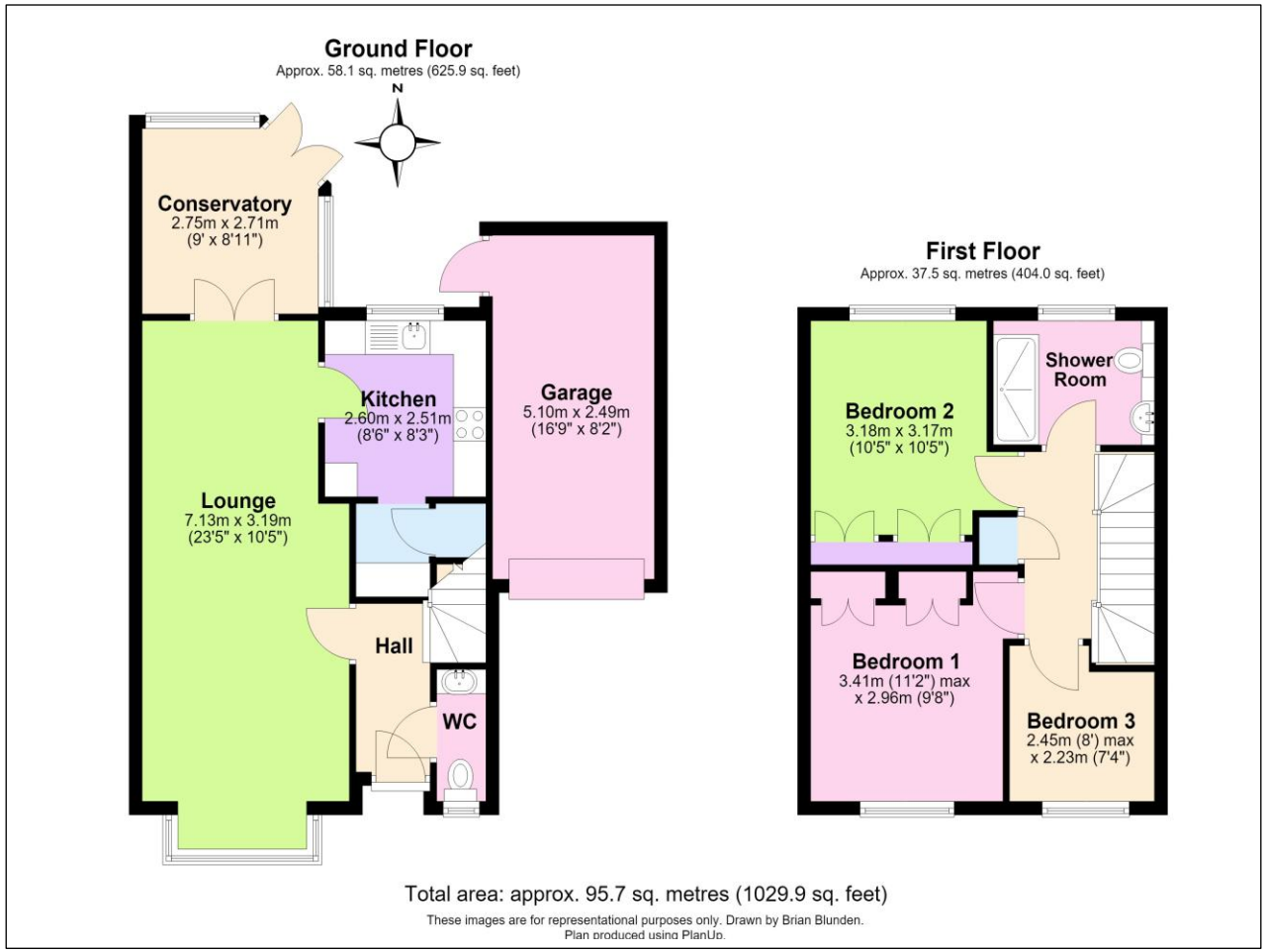
Outside.
Drive to the side of the house providing off the road parking, this leads to: -

Garage.
Brick construction beneath a pitched and tiled roof with power and light, up and over door, door at rear to garden.

Front Garden.
Laid to lawn with several flower beds.

Rear Garden.
Adjacent the house is a paved terrace which leads to a matching path, area of lawn with shaped edges and raised flower beds, timber shed, gate giving rear access.

EPC RATING= C.
COUNCIL TAX= E.



We advise all interested parties that one of the sellers of the property is an employee of Fowlers Estate Agents.

"We'll make you feel at home…"

Managing Director:
Marcel Hoad

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