



20, Muggeridge Road | Billingshurst | West Sussex | RH14 9YY

 **FOWLERS**
ESTATE AGENTS



20, Muggeridge Road

Billingshurst | West Sussex | RH14 9YY

£400,000

An immaculately presented three bedroom semi-detached property with two parking spaces directly at the front of the house. The property has been beautifully maintained and consists of a good sized hall with cloakroom off. There is a large living room, a kitchen/dining room that runs the full width of the property and has double glazed double opening doors leading to the landscaped garden. The kitchen includes numerous integrated appliances. The landing gives access to three bedrooms with the main bedroom having an en-suite shower, plus there is a family bathroom with a window. The property has double glazed windows with most windows having venetian blinds. The garden has a full width patio adjacent the property, a good sized area of lawn and a timber garden store.

EPC RATING= B.



Entrance

Front door with double glazed insert, leading to:

Hall

Covered radiator, stairs to first floor.

Cloakroom

WC, corner wash hand basin with mixer tap, radiator, double glazed window, fitted venetian blind, extractor fan.

Living Room

Double glazed window with fitted venetian blind, radiator, understairs cupboard, door to:

Kitchen/Dining Room

Running the full width of the property with a clearly defined dining area, having double glazed double opening doors leading to patio and garden. The extensively fitted kitchen comprises: worksurface with inset stainless steel sink unit with mixer tap having base cupboards and drawer under, space and plumbing for washing machine, further matching worksurface with inset four ring gas hob with stainless steel splash back and extractor hood above, integrated oven with cupboards and drawers to either side, integrated fridge/freezer, eye-level cupboards, concealed gas fired boiler, double glazed window

with fitted venetian blind, radiator,

Landing

Access to loft space, recessed linen cupboard.

Bedroom One

Double glazed window with fitted venetian blind, radiator, bulk-head cupboard, door to:

En-suite

Tiled shower cubicle with mixer shower, pedestal wash hand basin with mixer tap, w.c., chrome heated towel rail, double glazed window with venetian blind, extractor fan.

Bedroom Two

Double glazed window with venetian blind, radiator.

Bedroom Three

Double glazed window with venetian blind, radiator.

Bathroom

White suite comprising: panelled bath with mixer tap, pedestal wash hand basin with mixer tap, w.c., chrome heated towel rail, extractor fan, obscured glass double glazed window.

Two Allocated Parking Spaces

Situated directly at the front of the property.

Front Garden

Adjacent the property is a deep

well stocked flower bed with a further flower bed to the side of the parking spaces and there is wide side access for the sole use of this property which leads to a garden gate which in turn leads to:

Rear Garden

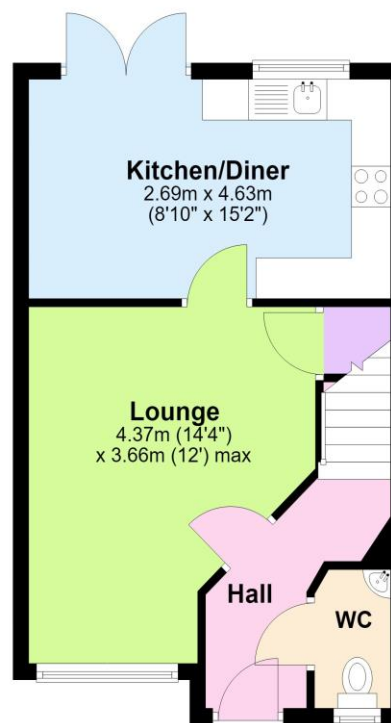
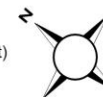
Immediately adjacent the property is a full width patio with a brick retaining wall. To one side of the patio are several steps that lead to a wide path which leads towards the rear of the garden and passes a good size area of lawn. There is a timber garden shed. The garden is enclosed by close boarded timber garden fencing.

EPC RATING= B.
COUNCIL TAX= D.
Annual Estate Charge=
Approx. £498.00



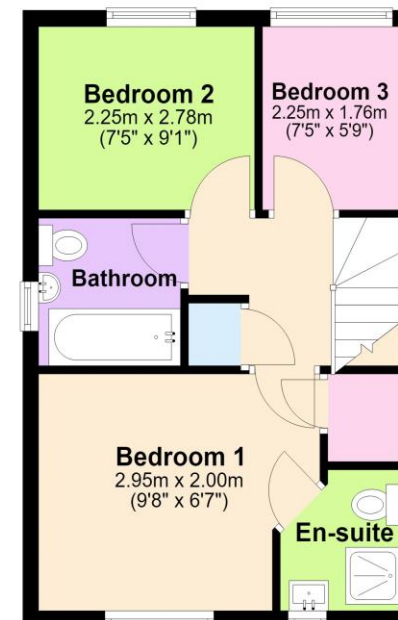
Ground Floor

Approx. 34.4 sq. metres (370.6 sq. feet)



First Floor

Approx. 33.2 sq. metres (356.9 sq. feet)



Total area: approx. 67.6 sq. metres (727.6 sq. feet)

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



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

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

Managing Director:
Marcel Hoad



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 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.

5. 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.
6. 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.