



14, Rhodes Way | Billingshurst | West Sussex | RH14 9ZN





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£600,000 GUIDE PRICE.

A beautifully presented four bedroom family house with a good sized southerly facing garden. The property has a spacious central hall with turning staircase to the first floor. The living room has a double aspect with a feature bay window and there is a separate study/family room with a further bay window. Overlooking the garden is a large kitchen/dining room with extensively fitted kitchen units incorporating many integrated appliances. From dining area are double doors leading out onto the patio and garden. The ground floor is completed by a utility room and a cloakroom. The first floor landing is very generous in size with a galleried effect over the stairwell and a double glazed window. The landing gives access to the four bedrooms with the main bedroom having an en-suite shower room and both the main bedroom and second bedroom have quality fitted wardrobes. The property benefits from double glazed windows with most windows having plantation shutters. The parking and garaging for this property is excellent with a large drive to the front of the garage giving parking for at least two vehicles and the garage is of brick construction with a pitched roof and has power and light and electrically operated door.



Covered Entrance Canopy

Front door with double glazed insert leading to:

Hall

Amtico flooring, radiator, stairs to first floor.

Living Room

A double aspect room with a bay having double glazed windows, both windows having fitted plantation shutters, Amtico flooring, radiator.

Study/Family Room

Bay with double glazed windows and fitted plantation shutters, Amtico floor, radiator.

Kitchen/Dining Room

A large room with a clearly defined dining area having double glazed double opening doors with plantation shutters, leading to the garden. The extensively fitted kitchen comprises: worksurface with sink unit and mixer tap having base cupboards and drawers beneath, integrated dishwasher, peninsula worksurface with base cupboard and drawer beneath and fitted wine cooler, fitted fridge and freezer, further matching worksurface with inset ceramic hob with integrated oven below with storage to either side, glass splash back and stainless steel and glass extractor hood, eye-level units, Amtico flooring, radiator, double glazed window with fitted venetian blind.

Utility Room

Worksurface with inset sink unit having base cupboards under, space and plumbing for washing machine and tumble dryer, concealed gas fired boiler, Amtico flooring, radiator, part double glazed door with fitted cat flap giving access to the garden.

Cloakroom

Part tiled walls with a white suite comprising: close couple w.c., wash hand basin with mixer tap, radiator, Amtico floor, double glazed window with venetian blind.

Landing

The large square landing is a feature of the property and has a galleried effect over the staircase and a double glazed window with a venetian blind, access to roof space and a linen cupboard.

Main Bedroom

Double aspect room with double glazed windows and fitted plantation shutters, quality fitted double wardrobes with sliding doors having mirrored inserts, radiator, door to:

En Suite Shower

Tiled shower cubicle with mixer shower, wash hand basin with mixer tap and storage under, close coupled w.c., Amtico floor, chrome heated towel rail, double glazed window with venetian blind.

Bedroom Two

Quality fitted wardrobes with sliding doors having mirrored inserts, double glazed window with fitted plantation shutters, radiator.

Bedroom Three

Double glazed window with plantation shutters, radiator.

Bedroom Four

Double glazed window with plantation shutter, radiator.

Family Bathroom

Part tiled walls and Amtico floor with a white suite comprising: panelled bath with twin hand grips and mixer tap, over shower is an electric mixer shower with fitted shower screen vanity unit with mixer tap having

storage cupboard under, close coupled w.c., chrome heated towel rail, shaver point, double glazed window with venetian blind.

Drive and Parking

Situated directly at the rear of the garden is the drive that is long enough to easily park two cars.

Garage

Brick construction with a pitched and tiled roof, power and light and electrically operated door.

Garden

Good size with a southerly aspect and is enclosed on two sides by a substantial brick retaining wall, with the remainder being close boarded garden fencing. Adjacent the property is a full width wide patio which leads to a good sized area of lawn with a path running along one edge that leads to the rear boundary where a secure gate leads to the drive and garage.

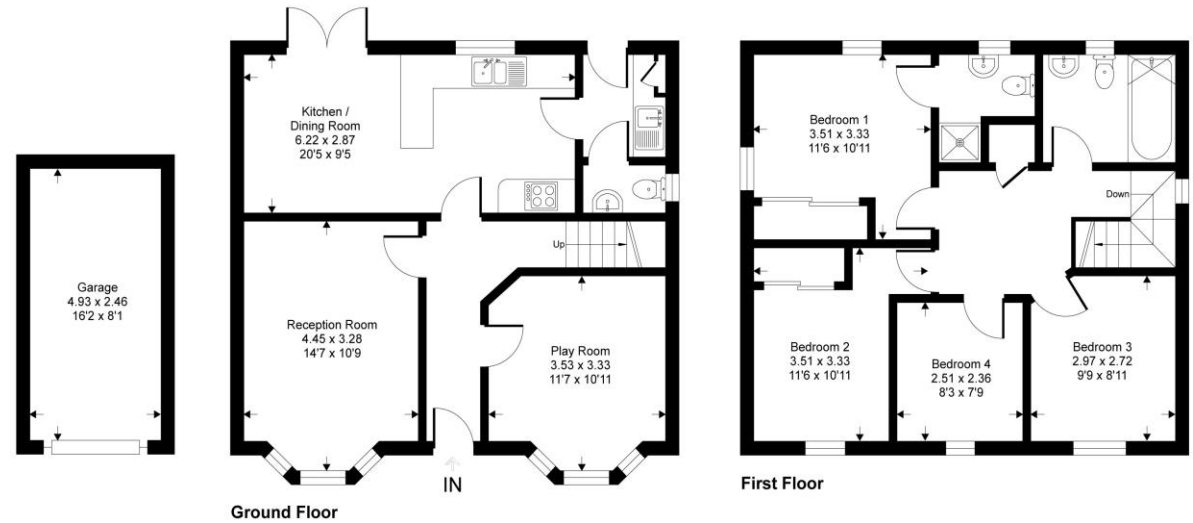


EPC RATING=B
COUNCIL TAX =F
ANNUAL ESTATE CHARGE=
£566.00 APPROX



Rhodes Way, RH14

Approximate Gross Internal Area = 112.7 sq m / 1214 sq ft
 Approximate Garage Internal Area = 12.1 sq m / 131 sq ft
 Approximate Total Internal Area = 124.8 sq m / 1345 sq ft



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