



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

FOWLERS
ESTATE AGENTS



14, Muggeridge Road

Billingshurst | West Sussex | RH14 9YY

£390,000

A chain-free, three-bedroom semi-detached home in the sought-after Amblehurst Green development, Billingshurst. Built in 2020, it still has the remainder of its 10-year build warranty. Downstairs there is an entrance hall, ground floor WC, a bright living room and a fitted kitchen/diner with doors leading to the garden. Upstairs, the principal bedroom has an ensuite shower room, and two further bedrooms share a family bathroom. The rear garden is on two levels, with a patio, steps up to a second patio and a lawn. A driveway provides parking for two cars. Amblehurst Green offers open spaces, play areas, ponds and walkways. Billingshurst village centre, schools, the railway station and shops are all within easy reach.



CHAIN FREE, built in 2020 and still under warranty

Set within the sought-after Amblehurst Green development in Billingshurst, this attractive three-bedroom semi-detached home offers stylish, contemporary living with no onward chain. Built in 2020, it still benefits from the remainder of its 10 year build warranty, giving you real peace of mind.

Downstairs

A welcoming entrance hall, with a convenient ground floor WC, leads to a bright, spacious living room (14'3" x 9'8"), a lovely space to relax at the end of the day. To the rear, the fitted kitchen/diner (15'3" x 8'10") is the heart of the home, with plenty of storage, room for a dining table, and doors opening straight onto the garden, ideal for entertaining and for summer evenings.



Upstairs

The generous principal bedroom (9'8" x 9'7") has its own modern ensuite shower room. Two further bedrooms are served by a contemporary family bathroom.

Outside

The rear garden is arranged over two levels. Doors from the kitchen/diner open onto a spacious patio, perfect for alfresco dining, and steps lead up to a second patio and an area of lawn, giving you separate spaces for entertaining, relaxing and play. To the side, a driveway provides off-road parking for two vehicles.

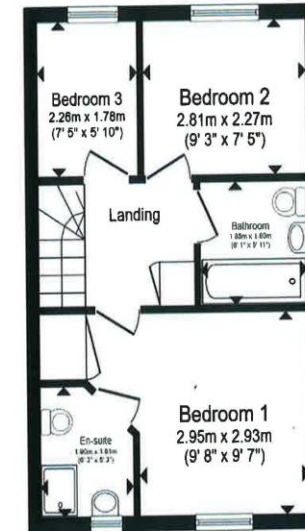
Amblehurst Green

Amblehurst Green is known for its wonderful open spaces, play areas, ponds, sculptures and walkways, right on your doorstep. Billingshurst village centre, local schools, railway station, shops and amenities are all within easy reach.

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



Ground Floor



First Floor



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

Managing Director:
Marcel Hoad



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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.

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.

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.

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