



9, Renton Close | Billingshurst | West Sussex | RH14 9UH

 **FOWLERS**
ESTATE AGENTS



9, Renton Close

Billingshurst | West Sussex | RH14 9UH

£375,000

This beautifully maintained three bedroomed family property is ideally situated in a residential close with a footpath nearby giving convenient access to the local schools, the leisure centre, railway station and brings the village centre close to hand. The property features a wonderful re-fitted kitchen with numerous integrated appliances. At the rear is a quality conservatory with a large lantern style roof and double doors leading to the landscaped garden. The large living room runs the full length of the property and upstairs there are three good sized bedrooms and a modern fitted bathroom. A garage is located to the rear. The property is set well back from the close with a front garden having an array of mature planting enhancing the seclusion and it is considered possible to turn this into a drive for additional parking should it be required.



Entrance

Replacement front door with glazed insert, leading to:

Hall

Radiator, staircase to first floor, door to:

Living Room

Running the full length of the property, wood laminate flooring, fire surround with inset coal effect electric fire, radiator, double glazed window with outlook to front, deep understairs cupboard also with shelving, dining area with double glazed sliding patio door to:

Conservatory

(Approached via Kitchen and living room)

Approximately 4 years old this modern conservatory is a superb edition to the property is built of brick and uPVC construction with double glazed windows and a large lantern style roof with clear glazing. There are numerous downlighters, power points, large opening windows and double glazed double opening doors leading to the garden.

Kitchen

Re-fitted with an extensive range of units and comprising: full length worksurface with inset one and a half bowl single drainer sink unit with

mixer tap having base cupboard under, integrated washer/dryer and integrated slim-line dishwasher, fitted induction hob with glass splash back and extractor hood over, integrated oven, further worksurface with base drawers beneath, also incorporating waste bin, integrated fridge/freezer, tall shelved unit, range of eye-level units with fitted microwave, wood laminate floor, double glazed door with fitted cat flap leading to conservatory with double glazed window to side.

Landing

Access to roof space, part shelved cupboard.

Bedroom One

Aspect to front, double glazed window, radiator.

Bedroom Two

Aspect to rear, fitted wardrobes with storage between, radiator, double glazed window.

Bedroom Three

Radiator, double glazed window, fitted venetian blind, deep cupboard with shelving.

Bathroom

White suite comprising panelled bath with mixer tap and mixer shower over with fitted shower screen, pedestal wash hand basin with mixer tap, w.c., heated towel rail, mirror fronted

medicine cabinet, two double glazed windows, tiled floor.

Outside

Garage

Situated in a compound to the rear of the property.

Front Garden

There is a good sized area of ground to the front of the property that has an array of mature plants having a good height that enhances the seclusion of the property. It is considered possible that this area could be turned into a parking space should it be required.

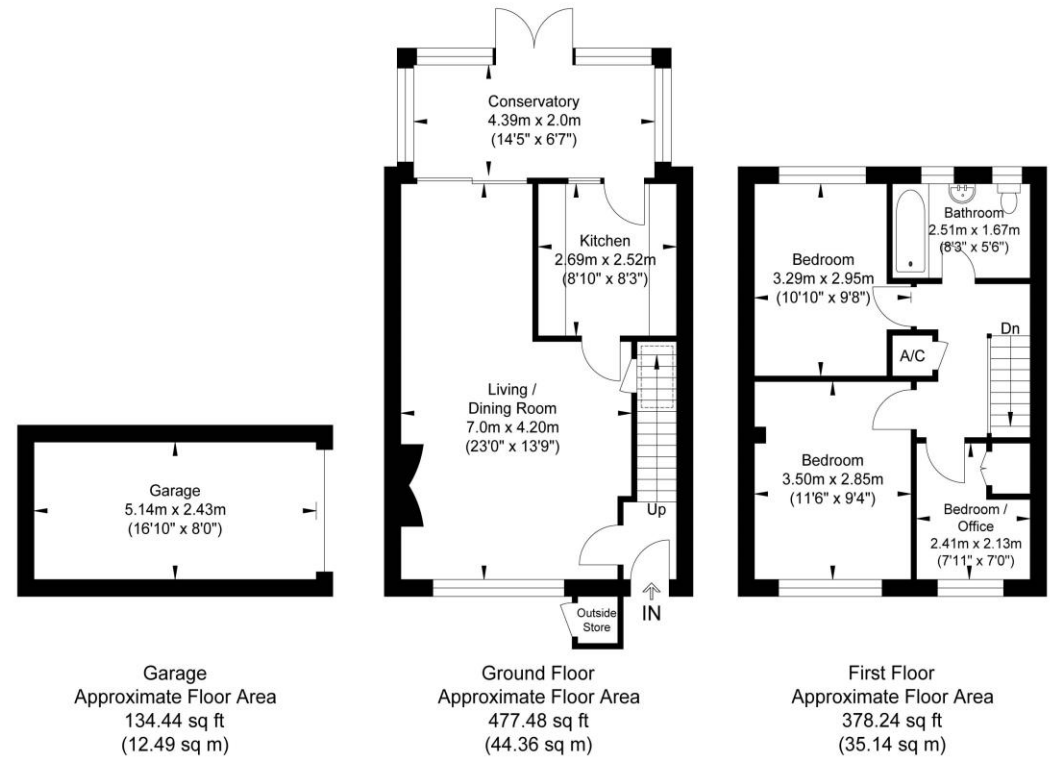
Rear Garden

The landscaped rear garden comprises of a full length composite finished decked area which leads to an area of lawn with a path to one side. The rear boundary is a patio and a gate that gives rear access and leads to the garage.

EPC RATING= C.
COUNCIL TAX= C.



Renton Close



Approximate Gross Internal Area (Excluding Garage) = 79.50 sq m / 855.72 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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



Managing Director:
Marcel Hoad

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

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.