



Russetts, West Street | Billingshurst | West Sussex | RH14 9LG

**FOWLERS**  
ESTATE AGENTS



## Russetts, West Street

Billingshurst | West Sussex | RH14 9LG

£480,000

A semi-detached house in a non-estate location and set back from West Street with a good sized front garden and drive. To the rear of the property is a large garden with full width patio, and lawn beyond with fruit trees. The spacious property has a large hall with staircase to the first floor and a living room with log burner. At the rear of the house is a large kitchen/breakfast room with an extensively re-fitted units with numerous integrated appliances. There is also a ground floor cloakroom. On the first floor are three good sized bedrooms and large family bathroom. The property is ideally located along West Street which gives excellent access to the village centre with the schools being just beyond as is the railway station and leisure centre.



### Entrance Canopy

Replacement front door with window to side, leading to:

### Large Hall

Radiator, staircase to first floor with understairs cupboard, door to:

### Living Room

Aspect to the front with large double glazed window, radiator, recessed log burner, built-in furniture comprising: two sets of display shelving with deep shelves and cabinets under.



### Kitchen/Breakfast Room

This magnificent room faces the rear of the property with double glazed double opening doors leading to the large patio. The extensively fitted kitchen comprises: worksurface with inset enamel sink unit with mixer tap having base cupboards under incorporating retractable waste bin, integrated washing machine, large peninsula worksurface with integrated dishwasher and base cupboards under and to the far side is breakfast bar, further matching large worksurface with inset four ring ceramic hob having base cupboards and drawers beneath, bank of matching of almost full height units comprising: integrated fridge/freezer, twin larder units, cooker units incorporating two integrated ovens with storage above and below, stainless steel extractor hood over hob, vertical radiator, additional double glazed window, larder with shelving, opening to rear lobby where



there is a double glazed door leading to the outside.

### Cloakroom

White suite comprising: w.c., wash hand basin with cupboard under, double glazed window.

### Landing

Double glazed window, access to roof space, cupboard.

### Bedroom One

Large double glazed window, radiator, fitted double wardrobe with sliding mirror fronted doors.

### Bedroom Two

Double glazed window, radiator.

### Bedroom Three

Radiator, double glazed window, fitted cupboard.

### Bathroom

Re-fitted suite comprising: panelled bath with mixer tap, shower cubicle with a large tray and frameless screen, mixer shower with drench head, wash hand basin with mixer tap and storage under and medicine cabinet above, w.c., fully tiled walls, double glazed window, chrome heated towel rail.

### Outside

### Garage and Drive

Situated to the front of the property is a garage with up and over door and there is parking to the front for several vehicles.

### Front Garden

A good sized front garden laid to lawn with a path leading to the

property and to one side an expanse of mature planting.

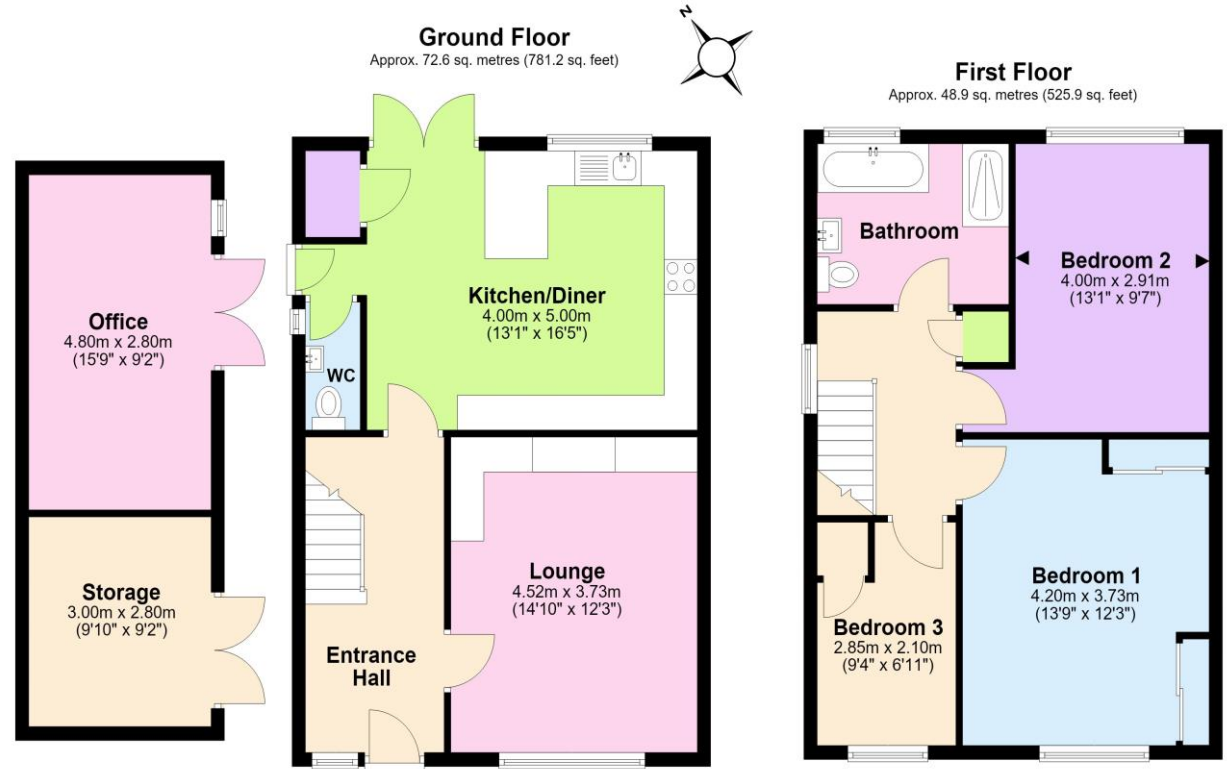
### Timber Outbuildings

To the side of the property is a secure gate leading to a wide area where the vendor has installed some magnificent outbuildings of timber construction. One has double glazed windows and double glazed double opening doors and makes an ideal summerhouse or office, measuring 5m x 3m and the second one has double opening doors and is used for storage measuring 3m x 3m.

### Rear Garden

The rear garden has a large full width patio adjacent the property which leads to several steps where there is the remainder of the garden that is mainly laid to lawn with interspersed fruit trees.

**EPC RATING=E.**  
**COUNCIL TAX= D.**



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



Managing Director:  
Marcel Hoad

Fowlers 74 High Street, Billingshurst, West Sussex, RH14 9QS [www.fowleronline.co.uk](http://www.fowleronline.co.uk) [billingshurst@fowleronline.co.uk](mailto:billingshurst@fowleronline.co.uk) 01403 786787

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