



2, Field End | Billingshurst | West Sussex | RH14 9XE

FOWLERS
ESTATE AGENTS



2, Field End

Billingshurst | West Sussex | RH14 9XE

£450,000

A detached three bedroomed family property situated in a popular residential location with the neighbouring roads being cul-de-sacs. The property is situated close to some beautiful walks with countryside and woodland on the doorstep. The central hall has a turning staircase to its rear and there is also a cloakroom. From the hall, double opening doors lead through to the triple aspect living room with a bay window and double glazed doors leading out on to the garden. The kitchen/dining room is of a good size running the full length of the property with space for a large dining table and there is an extensively fitted kitchen with many integrated appliances. On the first floor, the landing gives access to three bedrooms, with the main bedroom having an en-suite shower. There is also a family bathroom. To the outside a brick built garage and drive is located at the bottom of the garden. The garden has several patios, a good sized area of grass and there is a gate at the rear giving access to the drive.



Entrance

Front door with double glazed inserts leading to:

Hall

Turning staircase to first floor with understairs cupboard, additional cupboard, radiator.

Cloakroom

White suite comprising: pedestal wash hand basin with mixer tap, concealed cistern w.c., radiator, double glazed window.

Living Room

Approached from the hall via double opening doors. A bright room having a triple aspect with a large bay to the centre, plantation shutters to this room, two radiators, double glazed double opening doors to garden.

Kitchen/Dining Room

A large room running the full length of the property with an extensively fitted kitchen and a clearly defined dining area capable of taking a good sized dining table and chairs. The extensive kitchen comprises: worksurface with inset stainless steel sink unit with mixer tap and base cupboards under, integrated dishwasher, integrated washing machine,

further worksurface with inset four ring gas hob with stainless steel splash back and stainless steel extractor hood, integrated oven, fitted fridge/freezer, further base cupboard, eye-level units, concealed gas fired boiler, vinyl flooring, double glazed windows to front and rear, spot lights.

Landing

Double glazed window, access to roof space, radiator, airing cupboard housing pressurised hot water tank.

Bedroom One

Twin set of double wardrobes with mirror fronted sliding doors, radiator, double glazed window, door to:

En-suite

Shower cubicle with mixer shower, wash hand basin with mixer tap, concealed cistern w.c., deep tiled shelf, shaver point, double glazed window, chrome heated towel rail, tiled floor, extractor fan, spot lights.

Bedroom Two

Double aspect, radiator, double glazed windows.

Bedroom Three

Double aspect, radiator, double

glazed windows.

Family Bathroom

White suite comprising: panelled bath with mixer tap, wash hand basin with mixer tap and deep tiled shelf over, concealed cistern w.c., tiled floor, chrome heated towel rail, shaver point, double glazed window, extractor fan, spot lights.

Garage and Drive

Situated directly at the bottom of the garden is a brick built garage with pitched and tiled roof, electrically operated roller door and a door to side giving access to the garden, plenty of fitted benches. To the front of the garage is a drive providing additional parking.

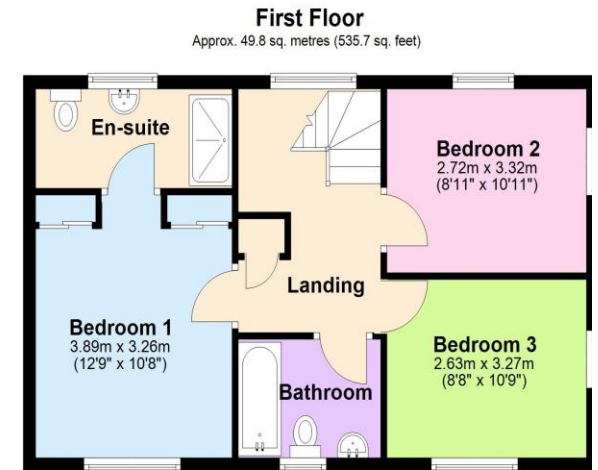
Garden

Adjacent the property is a patio with the remainder of the garden being grass with a path running along the right hand side leading to the rear of the garden and the garage. There is an additional patio with a gate at the bottom of the garden giving access to the drive.

EPC RATING= C

COUNCIL TAX= E

ESTATE CHARGE= £347.55 this year.



*"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.

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