



13, Coombe Hill | Billingshurst | West Sussex | RH14 9NN





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£350,000

A semi-detached family house that requires updating but does have a usable kitchen and bathroom. The property is double glazed and has gas fired heating to radiators. It gives a chance for the new owner to move into this family house and once settled in, start making it their own and carry out their required updating. The property has two reception rooms and off the dining room is a heated conservatory and there is also a kitchen with several built-in appliances. The side of the property has a covered walkway with a handy workshop, utility cupboard and toilet to its side. To the outside there is a drive at the front, and the rear garden has been cleared and can be planned and landscaped to the new owners' requirements. The property is situated in a popular location for families and has excellent access to the High Street with its schools, leisure centre and railway station just beyond.



### Entrance

Front door with double glazed insert, leading to:

### Hall

Covered radiator, double glazed window, deep cupboard, staircase to first floor, door to:

### Living Room

Double glazed window, fire surround with raised hearth, door to:



### Dining Room

Quarry tiled floor, radiator, double glazed double opening doors to:

### Conservatory

With a brick base and uPVC construction with double glazed windows, two radiators, double opening doors leading to outside, open through to:

### Kitchen

Comprising: full length worksurface with inset four ring gas hob with extractor over, inset single drainer sink unit with mixer tap, base cupboards and drawers, integrated dishwasher, further matching worksurface with base cupboards and drawers beneath, cooker unit with double oven with storage above and below, range of eye-level units, quarry tiled floor, double glazed window, understairs cupboard also housing gas and electric meter.



### Covered Walkway

Running along the side of the house with doors at either end is this handy covered area.

### Workshop, WC and Utility Cupboard

To the side of the walkway is a workshop with double glazed window, separate w.c., utility cupboard that currently houses a washing machine with overhead tumble dryer and chest freezer.

### Landing

Access to roof space via pull down loft ladder, airing cupboard with radiator.

### Bedroom One

Double glazed window, fitted bedroom furniture comprising: several wardrobes, chest of drawers and two free-standing bedside cabinets.

### Bedroom Two

Double glazed window, radiator, cupboard housing gas fired boiler.

### Bedroom Three

Double glazed window, radiator, bulk-head over staircase.

### Bathroom

White suite comprising: panelled bath with twin hand grips, mixer tap and hand held shower attachment, pedestal wash hand basin, w.c., radiator, part tiled walls, wall-mounted electric heater, extractor fan, double glazed window.

### Drive and Parking

To the front of the property is a drive providing parking with a good sized front garden.

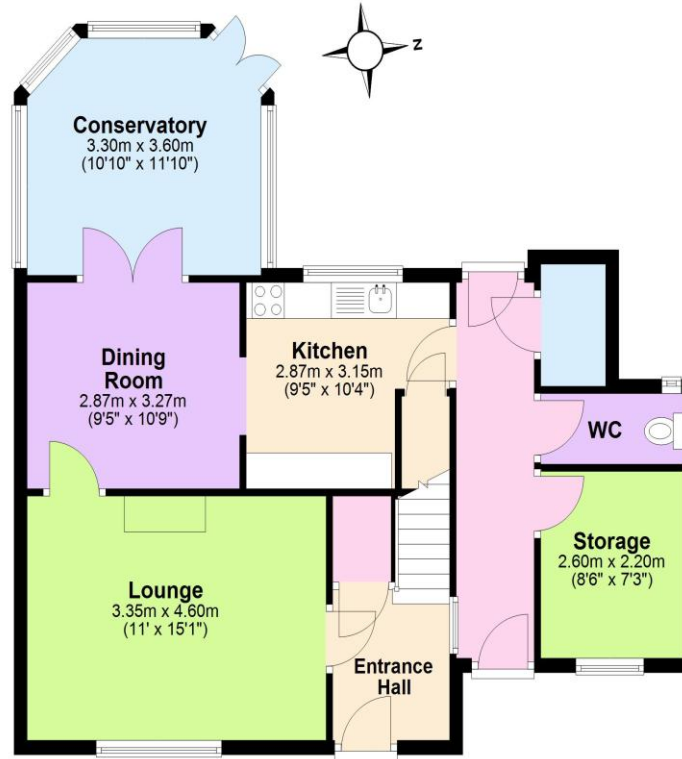
### Rear Garden

The rear garden has been cleared and now forms the basis for the new owner to landscape to their own design. The garden has a full width patio adjacent the conservatory with a retaining wall that leads to the remainder of the garden which has several shingled areas and various raised areas with some brick retaining walls. In the far corner is a covered area that used to be an aviary for exotic birds and whilst in need of some repair, can either be removed or the new owner can repair and improve should they have a need for this outbuilding.

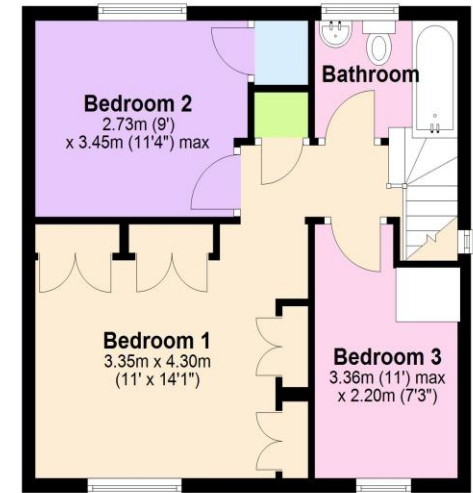
**EPC RATING=C.**  
**COUNCIL TAX= C.**



**Ground Floor**  
Approx. 70.0 sq. metres (753.7 sq. feet)



**First Floor**  
Approx. 41.3 sq. metres (444.9 sq. feet)



Total area: approx. 111.4 sq. metres (1198.7 sq. feet)

These images are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.



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