



8, Longhurst Drive | Billingshurst | West Sussex | RH14 9XR

 **FOWLERS**
ESTATE AGENTS

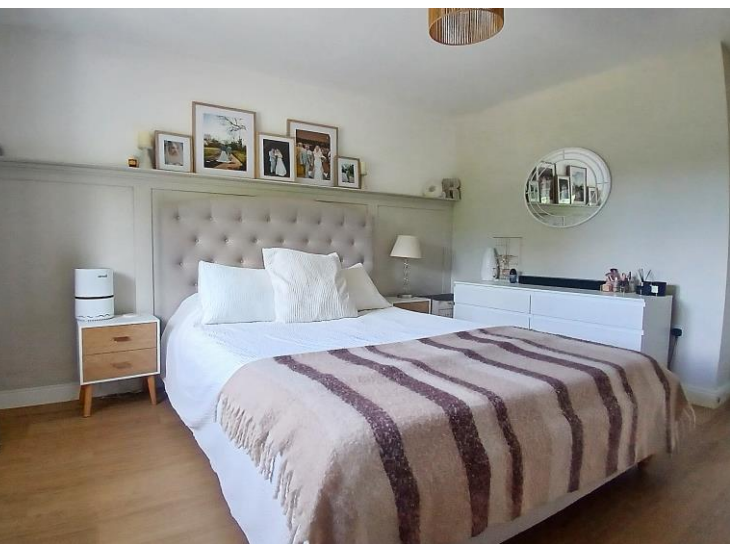


8, Longhurst Drive

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£465,000.

A quality 3 bedroom house situated on this small development of attractive properties constructed by Countryside Homes. The property is situated towards the end of a no through road with open space to the front making a delightful setting. The emphasis of this home is on its magnificent open plan living area which runs the full length of the property and has a part vaulted ceiling and access onto the garden, there is a defined dining area and extensively fitted kitchen. Situated on the southern fringe of Billingshurst and within easy reach of the village centre and schools for all age groups and a leisure centre. The railway station and a convenience store are also very accessible.



This fantastic 3 bedroom end of terrace family home is located on the exclusive Kingsley Chase development built in 2018 by Countryside Homes. It has a feeling of luxury as soon as you walk through the front door and is within walking distance to the mainline station, outstanding schools, and local shops. The impressive open plan kitchen/dining/family room offers a versatile living space, with a fantastic, vaulted space with velux windows and patio doors leading to the garden. The kitchen is fully equipped with integrated appliances, including dishwasher, oven, hob, and fridge and freezer. There is also a cloakroom and large under stairs cupboard which houses the washing machine.

Upstairs there are three good sized rooms, the main benefitting from built in wardrobes and a large en suite with walk in shower, WC and wash hand basin. The family bathroom has a panel bath, WC and wash hand basin.

Outside the garden is landscaped with a full width patio adjacent the house which leads to a brick paved path with lawn to either side. A shed marks the rear boundary with a child's play area to the side with a play fort. A gate gives access down the side of the house.

Parking is excellent with 2 spaces directly

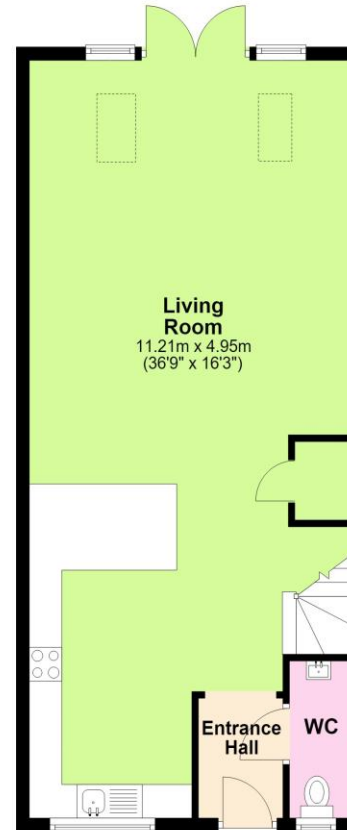
at the front of the house plus lots of visitor's spaces just along the close.

EPC RATING= B
COUNCIL TAX BAND= E
APPROX. ANNUAL ESTATE
CHARGE= £300.00





Ground Floor
Approx. 55.7 sq. metres (599.2 sq. feet)



First Floor
Approx. 46.6 sq. metres (501.6 sq. feet)



Total area: approx. 102.3 sq. metres (1100.8 sq. feet)

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



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



Managing Director:
Marcel Hoad

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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.

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.

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.
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