



 **FOWLERS**
ESTATE AGENTS



£495,000

A spacious two/three bedroom detached bungalow, built we understand in 2007, and located off a quiet lane, close to woodland walks and a short distance to the village centre, which offers a good selection of shops catering for most daily needs; schools including The Weald and Billingshurst Primary School, Leisure Centre and mainline station providing a service to London/Victoria.

EPC RATING= C



Recessed Entrance Porch

With double glazed front door to:

Entrance Hall

Radiator, access to roof space with retractable ladder.

Sitting Room

With front and side aspect and bay window. Fitted gas fire on stone hearth, radiator. Archway to:

Dining Room/Bedroom Three

Side aspect, radiator, door to hall.

Kitchen/Breakfast Room

Front aspect with an excellent range of Shaker style units with extensive worktops and comprising sink with mixer tap and cupboards under together, with a built-in 'Neff' appliances including dishwasher, 4 ring gas hob, electric oven, extractor hood and fridge/freezer. Ample wall and base units. Space for table and chairs, radiator, part tiled walls and tiled floor. Archway to:

Utility Room

Range of Shaker style units incorporating a built-in single drainer stainless steel sink unit,

built in wall and base units. Built in Neff washing machine, part tiled walls and tiled floor.

Bedroom One

Rear aspect with double glazed doors to patio and garden, radiator and built-in wardrobes.

En Suite Shower Room

With tiled shower cubicle, pedestal wash hand basin, low level WC, shaver socket, heated towel rail and tiled walls.

Bedroom Two

Rear aspect. Built in wardrobes and radiator.

Bathroom

With white suite comprising, panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, heated towel rail, shaver socket and tiled walls.

Outside

Attached Garage

Electronically operated up and over door. Wall mounted 'Worcester' gas fired boiler.

Workshop

Power and light and door to garden.

Front

5 bar gate to driveway with parking for numerous vehicles. There is lawn to the front and side of the bungalow leading to the rear garden with paved patio. The garden is well enclosed by fencing and hedging providing a good degree of privacy.





"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.

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.
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.