



22, Muggeridge Road | Billingshurst | West Sussex | RH14 9YY

 **FOWLERS**
ESTATE AGENTS



22, Muggeridge Road

Billingshurst | West Sussex | RH14 9YY

£435,000 OFFERS IN EXCESS OF.

A very recently constructed and immaculate detached three bedroom family house constructed by Charles Church to their Hatfield design. The property has many improvements since its construction and these include a beautifully landscaped rear garden, quality fitted wardrobes to two bedrooms and upgrades to the standard kitchen finish including the quality of some appliances and extra units. Directly to the front of the property is a wide drive providing off the road parking for two vehicles.

EPC RATING= B.



Covered Entrance Canopy

Front door with double glazed insert to:

Hall

Turning staircase to first floor, double glazed window, radiator, Karndean floor covering, ground floor thermostat, understairs cupboard, Karndean floor.

Cloakroom

Close coupled w.c., wash hand basin with mixer tap, Karndean floor, radiator, extractor.

Lounge

Radiator, double glazed window.

Kitchen/Dining Room

Running the full width of the property with an extensively fitted kitchen comprising: work surface with inset one and a half bowl stainless steel sink unit with mixer tap having base cupboards and drawer under, integrated dishwasher, further matching work surface with inset four ring gas hob, stainless steel splash back and extractor hood over, integrated double oven with storage to either side, peninsula work surface with base cupboards and drawers beneath, integrated fridge/freezer, range of matching eye-level units, double glazed window, Karndean floor covering following through to:

Dining Area

Double glazed double opening

doors leading to garden.

Utility Room

Full length work surface with base cupboards and drawers beneath with integrated washer/dryer, eye-level units, concealed gas fired boiler, Karndean floor, part double glazed door to outside.

Landing

Double glazed window, deep cupboard, access to roof space.

Master Bedroom

Fitted wardrobes with hanging rails and shelves, double glazed window, radiator, thermostat for first floor heating.

En-suite Shower

Shower cubicle with mixer shower, pedestal wash hand basin with mixer tap, close coupled w.c., Karndean floor, chrome heated towel rail, recessed spot lights, extractor, double glazed window.

Bedroom Two

Fitted double wardrobe with mirror fronted sliding doors, hanging rail and shelving, radiator, double glazed window.

Bedroom Three

Radiator, double glazed window.

Family Bathroom

Panelled bath with mixer tap and a 'Mira' electric mixer shower, glazed shower screen, pedestal wash hand basin with mixer tap,

close coupled w.c., chrome heated towel rail, double glazed window, recessed spot lights, extractor fan, Karndean flooring.

Outside

Two Allocated Parking Spaces

Directly to the front of the property is a private drive providing off the road parking for two vehicles. There is a path along both sides of the house with a secure gate leading to:

Rear Garden

The rear garden has been beautifully landscaped by the present vendors and comprises: full width patio with shingle area ideal for displaying potted plants and a brick retaining wall with three steps to one side leading to the remainder of the garden where there is a wide path running along one boundary passing an area of lawn with shaped edges. This leads towards the rear of the garden where there is an additional porcelain tiled terrace with a timber garden store to the side having power and light. The garden is enclosed by a combination of brick retaining walls and high close boarded fencing providing an excellent degree of seclusion.

Agents note: Under the terms of the Estate Agents Act we advise that the vendor is an employee of Fowlers Estate Agents.

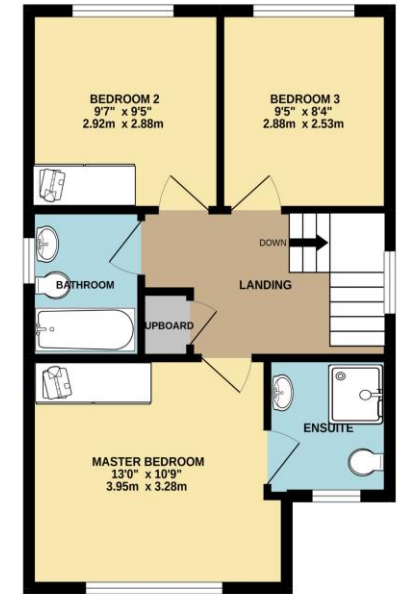




GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Fowlers 74 High Street, Billingshurst, West Sussex, RH14 9QS www.fowleronline.co.uk billingshurst@fowleronline.co.uk 01403 786787

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

Managing Director:
Marcel Hoad



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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.

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