



116, High Street | Billingshurst | West Sussex | RH14 9QS

**FOWLERS**  
ESTATE AGENTS



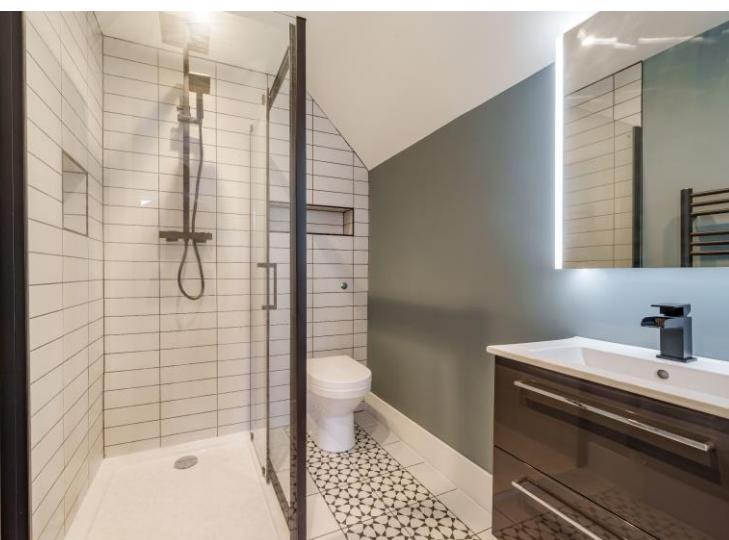
# 116, High Street

Billingshurst | West Sussex | RH14 9QS

£375,000

A unique opportunity to own a completely individual, detached home on the site of a former small commercial property. The location is perfect for a short stroll into the village centre giving access to its range of restaurants, public houses, and retail outlets. Access for the train station, leisure centre and well regarded schools is also excellent.

The individual detached house design has a great emphasis on quality, with a “nod” to a warehouse style that elevates this homes finish to a superb standard. A landscaped courtyard garden is approached from the house via the kitchen/dining room giving outdoor space for your al-fresco dining. A parking space is located just beyond.



| Property Specification     |   |
|----------------------------|---|
| <b>Roof</b>                | Natural Slate<br>Photovoltaic Solar panels<br>Architectural aluminium gutters and downpipes   |
| <b>External Facade</b>     | A mixture of<br>Facing brickwork<br>Siberian larch timber cladding or similar<br>Monocouche render finish   |
| <b>Windows &amp; Doors</b> | High specification heritage style aluminium windows finished in anthracite<br>Rear Bifold doors finished to same specification.<br>Triple panel solid oak front door  |
| <b>Kitchen</b>             | Fully fitted kitchen with integrated appliances supplied and fitted.<br>Quartz worktops<br>All kitchen appliances are NEFF<br>Full size dishwasher<br>Induction hob with matching extractor<br>Double oven<br>Full height integrated fridge freezer |
| <b>Bathrooms</b>           |   |
| <b>Master Ensuite</b>      | Bath with shower and bespoke bath screen<br>Fitted Vanity unit for sink and toilet<br>Heated towel rail<br>Tiled wall and floor finishes<br>Underfloor heating  |
| <b>Bedroom 2 Ensuite</b>   | Shower enclosure<br>Fitted Vanity unit for sink<br>Back to wall toilet pan<br>Heated towel rail<br>Tiled wall and floor finishes<br>Underfloor heating  |
| <b>GF WC</b>               | Vanity sink unit<br>Back to wall toilet pan<br>Underfloor heating   |

|                            |   |
|----------------------------|---|
| <b>Utility</b>             | Fitted with space for washing machine   |
| <b>Floor finishes</b>      | Ground floor finished in engineered oak flooring<br>Bedrooms, landing and staircase to be fully carpeted.   |
| <b>Staircase</b>           | Solid oak staircase with oak handrails and glass balustrading   |
| <b>Heating &amp; Power</b> | Ground floor is entirely under floor heating<br>First floor has conventional radiators with thermostatic valve controls<br>Electric boiler with hot water cylinder storage<br>Lighting has a mixture of LED light fittings with some feature pendant fitting to be decided<br>External lighting provided at strategic locations |

|                       |   |
|-----------------------|---|
| <b>External front</b> | Silver Granite paving to front area, entrance staircase and lightwell area<br>Wrought iron rails to perimeter walls   |
| <b>Rear garden</b>    | Landscaped with porcelain patio adjacent the house and an area of natural lawn beyond. Porcelain wide path continues along left boundary leading to parking space. 2 separate gates. Raised planter with trellis for climbing plants. Featheredged fencing to boundary. |

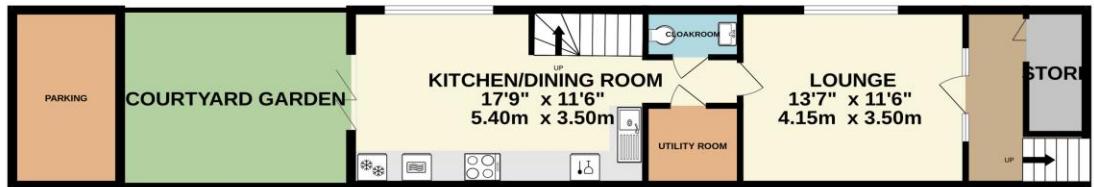
|                 |   |
|-----------------|---|
| <b>Parking.</b> | Space to rear of garden with Electric car charging point. |
|-----------------|---|

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

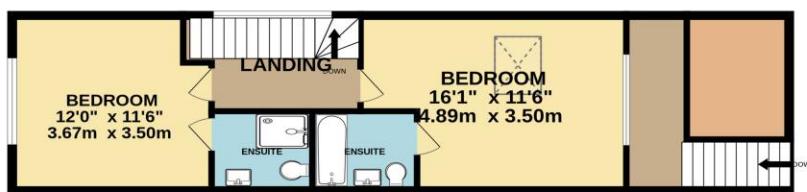
**INTERNAL PHOTOGRAPHS ARE HISTORICAL AS PROPERTY IS CURRENTLY TENANTED.**



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
Made with Metropix ©2023



Fowlers 74 High Street, Billingshurst, West Sussex, RH14 9QS [www.fowlersonline.co.uk](http://www.fowlersonline.co.uk) [billingshurst@fowlersonline.co.uk](mailto:billingshurst@fowlersonline.co.uk) 01403 786787

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

Managing Director:  
Marcel Hoad



**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.

4. 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.
5. 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.

6. 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.
7. 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.