



29, Rhodes Way | Billingshurst | West Sussex | RH14 9ZL

FOWLERS
ESTATE AGENTS



29, Rhodes Way

Billinghurst | West Sussex | RH14 9ZL |

£330,000.

This superb two-bedroom home was built in 2018 by Charles Church to the "Alnwick" design. This lovely home forms part of the Amblehurst Green development. Still offering the remainder of the NHBC warranty this home is beautifully presented, with high specification fixtures and fittings on offer throughout. The hall leads to the living room enjoying views over the front aspect, there is a extensively fitted kitchen/dining room with many integrated appliances. Completing the ground floor accommodation is a ground floor cloakroom and large under stairs storage cupboard. On the first floor are two double bedrooms with a bathroom. The master bedroom benefiting from an en-suite shower room.

A landscaped rear garden has an enlarged, full width patio adjacent the house leading to a lawned area with wide path to the side leading to a timber shed and a gate to the side. Towards the front of the property is allocated parking for two vehicles and further visitors parking.

EPC RATING= B.

Hall

Covered radiator, stairs to first floor.

Cloakroom

W.C., wash hand basin with mixer tap and tiled splash back, chrome heated towel rail, vinyl floor, double glazed window, spot lights.

Living Room

Aspect to front, double glazed window, radiator, understairs storage cupboard, opening to:

Kitchen/Dining Room

Running the full width of the house with double glazed double opening doors opening out to the landscaped garden. The kitchen comprises: worksurface with inset one and a half bowl stainless steel sink unit with mixer tap having base cupboards under, integrated dishwasher, matching 'L' shaped work surface with inset four ring gas hob and stainless steel splashback, integrated oven with storage to either side, space for washing machine, integrated fridge/freezer, extractor hood over hob, several eye-level storage cupboards, concealed gas

fired boiler, space for dining table, radiator, double glazed window, recessed spot lights.

Landing

Access to roof space which we understand has been boarded using loft legs to protect the insulation.

Bedroom One

Aspect to rear, radiator, double glazed window, door to:

En-suite

Tiled shower cubicle with mixer shower, pedestal wash hand basin with mixer tap, w.c., chrome heated towel rail, spot lights.

Bedroom Two

Two double glazed windows, radiator, shelved cupboard, free standing wardrobe.

Bathroom

Fully tiled walls with a suite comprising: panelled bath with mixer tap and electric shower unit over with glazed shower screen, pedestal wash hand basin with mixer tap, w.c., chrome heated towel rail, double

glazed window, extractor fan, spot lights.

Two Allocated Parking Spaces

Situated very close to the property are two clearly defined and marked parking spaces both noted in number 39.

Front Garden

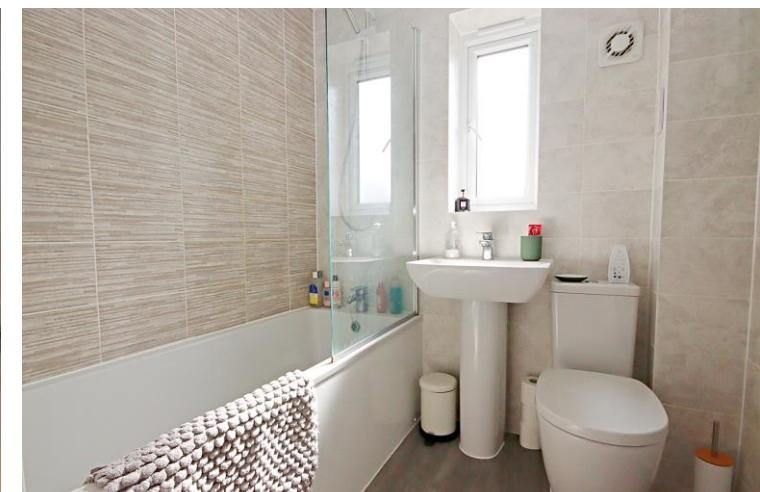
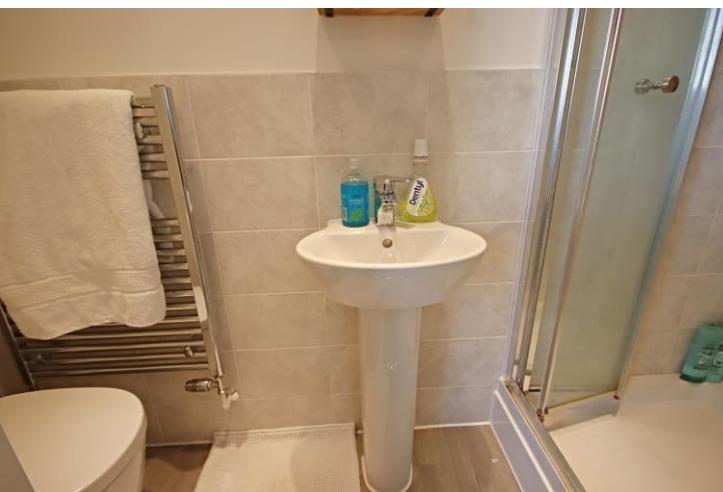
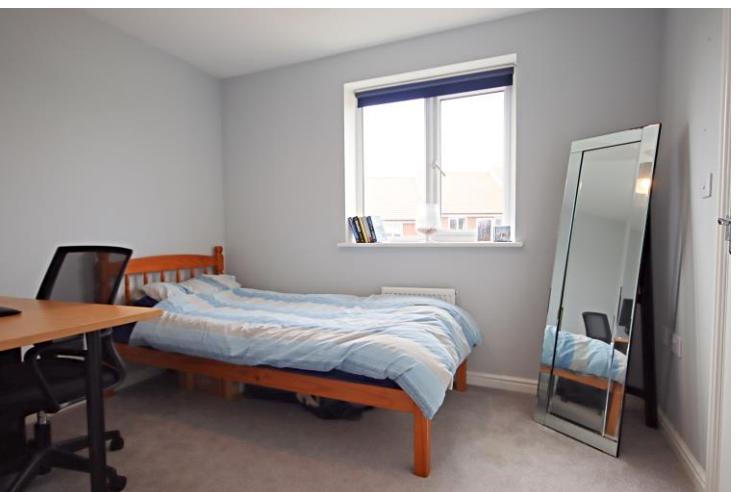
An area of lawn with well stocked flower bed immediately adjacent the property.



Rear Garden

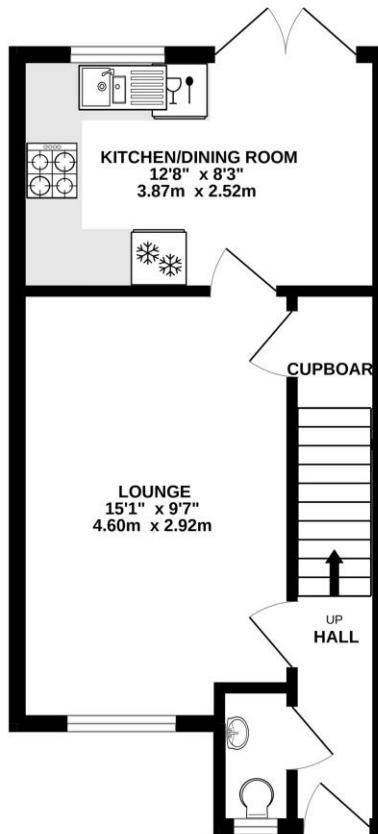
The rear garden has been landscaped and consists of a large full width Indian sandstone terrace immediately adjacent the property which leads to a flower bed with an area of lawn beyond. The sandstone path continues along one side leading to a timber garden store and the garden is enclosed by close boarded timber garden fencing and there is a gate giving side access.

Council Tax Band= C.
Annual Service Charge Approx £380.00

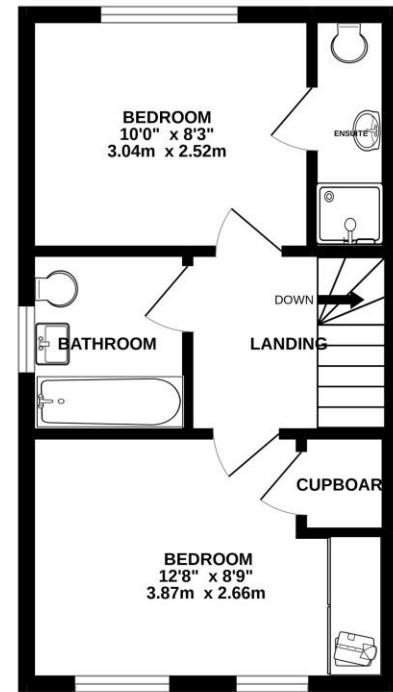




GROUND FLOOR



1ST FLOOR



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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.
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.

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

Managing Director:
Marcel Hoad MRICS

