



22, The Alders | Billingshurst | West Sussex | RH14 9GU





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O.I.E.O £425,000

A beautifully presented family home that is in excellent order throughout with many upgrades and improvements that must be viewed to be fully appreciated. The present vendors have enhanced the accommodation by a quality loft conversion with a cleverly designed staircase on the first floor landing giving access to the master bedroom with an en-suite. On the first floor there are three further bedrooms giving four in total, with the guest suite having its own en-suite shower room. There is also a family bathroom with upgraded fittings. On the ground floor the wide hall has a cloakroom to the far end. The good sized living room has double doors opening onto the garden. The kitchen has been completely re-fitted with a contemporary design having two-tone kitchen units with many integrated appliances. To the outside there is car port with additional parking to the front and ample visitors parking close-by. The rear garden has been landscaped with a large, decked area leading to an area of artificial lawn for ease and there is also a large garden store.



Entrance Canopy

Front door with double glazed inserts leading to:

Hall

Wide and welcoming with Amtico flooring, staircase to first floor, understairs cupboard.

Cloakroom

Wash hand basin with brushed copper style mixer tap having cupboards under, w.c., towel rail with solid wood shelf over, Amtico flooring, half panelled walls, extractor fan.

Living Room

Amtico flooring, radiator, double glazed double opening doors with matching windows to either side leading to garden.

Kitchen/Breakfast Room

Beautifully and extensively refitted with a range of units comprising: worksurface with inset enamel sink unit with brushed copper mixer tap having base cupboards under, integrated washing machine and integrated dishwasher, further matching worksurface with inset 'Smeg' four ring gas hob with integrated oven under and further base cupboards, fitted fridge/freezer, range of eye-level storage cupboards, integrated microwave, extractor hood over hob, concealed gas fired boiler, tall shelved larder unit, contemporary radiator, Amtico flooring, double glazed window with fitted blind.

First Floor Landing

To one corner is the staircase leading to second floor.



Guest Bedroom

Aspect to the front, double glazed window with fitted blind, radiator, door to:

En-suite Shower

Comprising: tiled shower cubicle with electric mixer shower, wash hand basin with mixer tap having base cupboards under, w.c., radiator, half panelled walls, extractor fan, double glazed window with fitted blind, antique style vinyl floor covering, shaver point.

Bedroom Three

Radiator, double glazed window, laminate floor covering.

Bedroom Four

This good sized room is currently used as a dressing room with full length free-standing wardrobes which can be left if required, electric wall-mounted heater, double glazed window with fitted blinds.

Family Bathroom

White suite comprising shaped and panelled bath with contemporary mixer tap and hand held shower attachment, large wash hand basin with brushed copper mixer tap having base cupboards under, concealed cistern w.c., contemporary heated towel rail, vinyl floor, extractor fan, shaver point.

Second Floor Landing

Door giving access to:

Master Bedroom

The master bedroom suite creates perfect adult space occupying all the second floor with a good sized bedroom having two double glazed

sky light windows with fitted blinds, radiator, access to eaves storage, door to:

En-suite Shower

Tiled shower cubicle with electric mixer shower, wash hand basin with mixer tap having base cupboard under, w.c., contemporary heated towel rail, vinyl floor, extractor fan.

Car Port and Parking

Situated close to the front of the property is an open car port with an additional parking space directly to the front. The courtyard has a large amount of visitors parking.

Rear Garden

Immediately adjacent the living room is a full width decked area with a sun awning over. A raised flower planter leads to an area of artificial lawn with a wide pathway running along the right hand boundary towards the rear of the garden. At the base of the garden is a large garden store and the garden is enclosed by close boarded garden fencing and at the rear is a secure gate giving rear access.

EPC RATING=C
COUNCIL TAX BAND=D
ANNUAL ESTATE CHARGE=£700 approx.





22 The Alders

Approximate Gross Internal Area = 101.4 sq m / 1091 sq ft
(Excluding Eaves Storage)

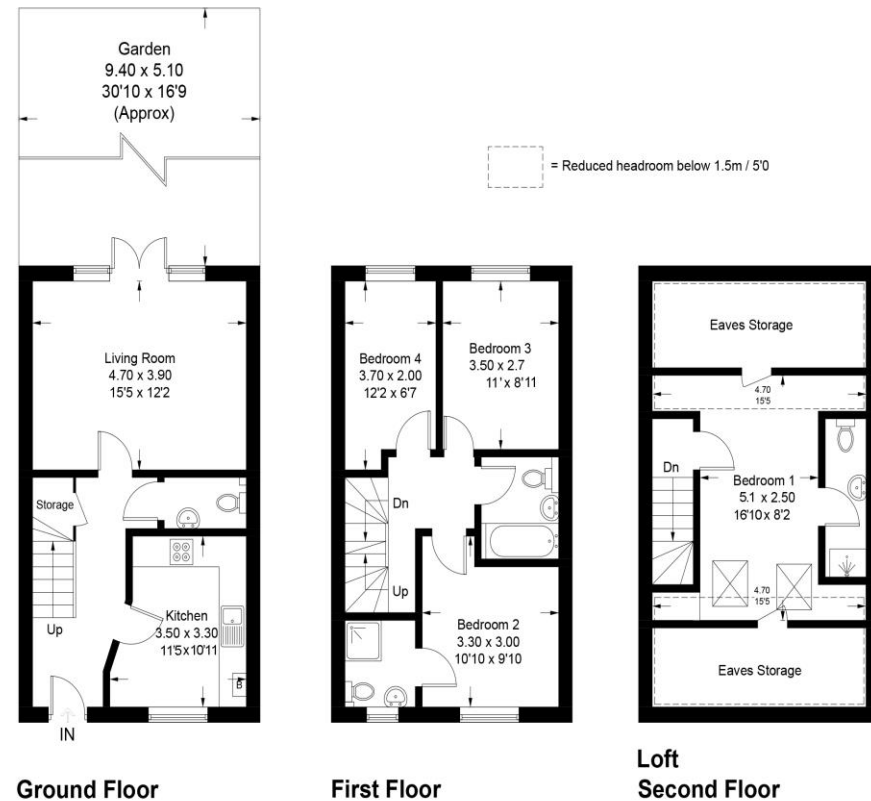


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID948636)



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