



27, Bowling Lane | Billingshurst | West Sussex | RH14 9FT

FOWLERS
ESTATE AGENTS



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GUIDE PRICE £425,000

An immaculate and spacious three bedroomed house, constructed by the highly regarded Riverdale developments in 2019 on a small established development that is close to the high-street of Billingshurst. The property should be viewed to appreciate its quality of finish and its generous room sizes. The living room runs the full width of the property with double opening doors onto the large garden; a large kitchen/dining room with an extensively fitted kitchen having numerous integrated appliances and granite work tops. The large hall and landing match the rest of the property and there is also a cloakroom and the master bedroom has an en-suite. There are two allocated parking spaces and the large garden has a slightly elevated summer house at the bottom of the garden with a very pleasant outlook back towards the house. The property's location is convenient for the village High Street which is best accessed on foot via a small tway, making a short pleasant walk.



Hall

Amtico floor covering, staircase to first floor with wooden balustrade and oak hand rail, understairs storage cupboard, radiator.

Cloakroom

Concealed cistern w.c., wide granite display sill, wash hand basin with mixer tap and large mirror over, Amtico floor, heated towel rail, double glazed window, extractor fan, spot lights.



Living Room

This generous room runs the full width of the property and has double glazed double opening doors with windows to either side leading out to the patio and garden, two radiators, Amtico flooring.

Kitchen/Dining Room

This very good sized room has an extensively fitted kitchen with numerous integrated appliances and granite work surfaces. In more detail this comprises: worksurface with inset one and a half bowl sink unit with base cupboards under, integrated dishwasher, further matching worksurface with base drawers under, integrated washing machine, further matching worksurface with inset four ring gas hob with glass splash back and stainless steel and glass extractor hood, integrated oven and integrated combination microwave oven, integrated



fridge/freezer, concealed gas fired boiler. Clearly defined dining area with a radiator and double opening doors leading through to the living room, Amtico flooring throughout, double glazed window, spot lights.

Landing

Access to roof space, radiator, airing cupboard housing pressurised hot water tank.

Bedroom One

Fitted double wardrobe with sliding doors one being mirror fronted, radiator, double glazed window, door through to:

En-suite

Large walk-in shower cubicle with mixer shower, wash hand basin with mixer tap and storage under, mirror over, shaver point, concealed cistern w.c., tiled floor, spot lights, extractor fan, granite display shelf.

Bedroom Two

Fitted double wardrobe with sliding doors, one being mirror fronted, radiator, double glazed windows.

Bedroom Three

Radiator, double glazed window.

Family Bathroom

Comprising: panelled bath with mixer tap and hand held shower attachment, wash hand basin with mixer tap having cupboards under, large granite display shelf,

concealed cistern w.c., heated towel rail, large mirror, shaver point, tiled floor, spot lights, extractor fan, double glazed window.

Outside

Two Parking Spaces

Situated directly at the rear of the property and noted number 27.

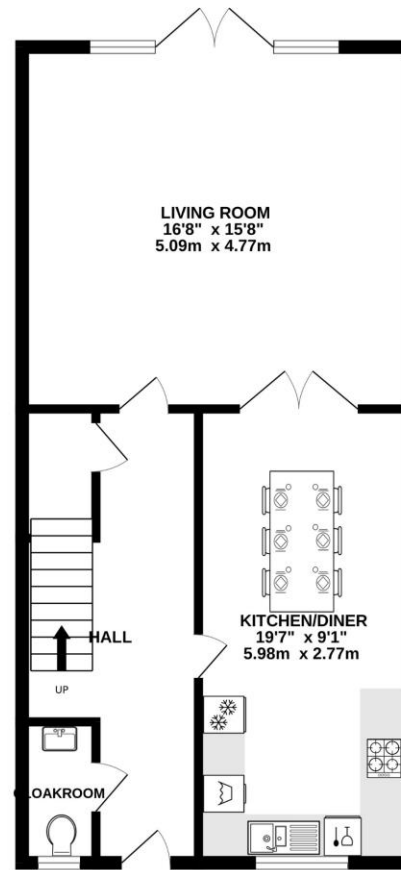
Large Garden

Adjacent the property is almost a full width patio with power points to side and this leads to an area of lawn with wide path running along the left hand boundary leading past a timber shed towards the rear of the garden where there are 8 steps with a wrought iron handrail leading to a lovely raised summer house. This makes a pleasant area to sit and admire the outlook back towards the house. The garden is enclosed by close boarded timber garden fencing and there is a gate leading to the parking space.

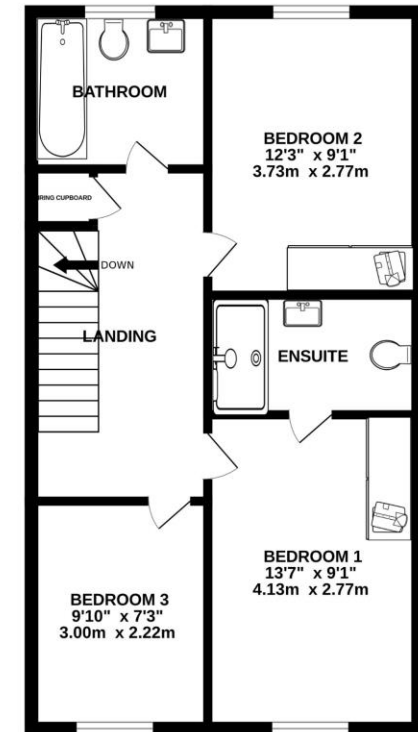
EPC RATING=B
COUNCIL TAX BAND= D
ANNUAL ESTATE CHARGE=£300.00
(Subject to confirmation)



GROUND FLOOR



1ST FLOOR



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Marcel Hoad



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