



14, Holders Close | Billingshurst | West Sussex | RH14 9HL





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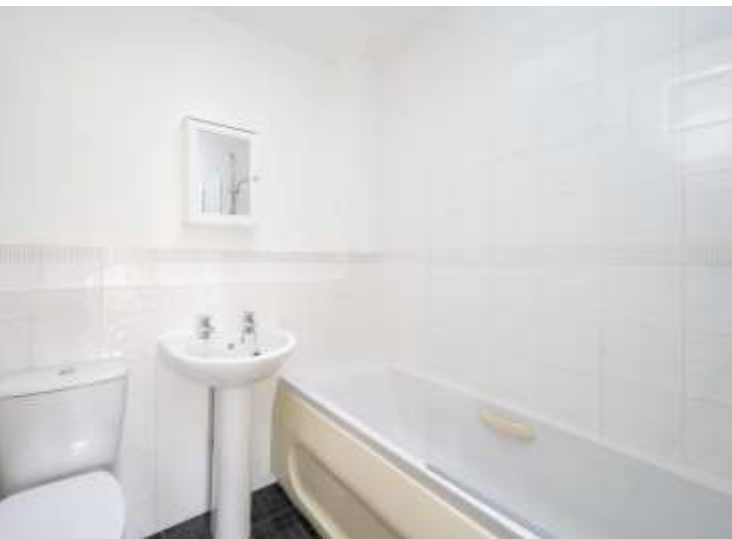
Billingshurst | West Sussex | RH14 9HL

£310,000

An attractive terraced house with allocated parking and the benefit of visitor bays close by. The well-presented property has recently been redecorated throughout, with new carpets fitted to the stairs, landing and bedrooms, and vinyl to the hall, kitchen and cloakroom. A new boiler was fitted just over 3 years ago. Outside the timber decking in the rear garden has been fully restored.

There is a cloakroom on the ground floor and a living room running the full width of the property, with double opening doors onto the sunny aspect garden, plus the kitchen has several integrated appliances. On the first floor are two bedrooms and a family bathroom, with a modern white suite. The property also benefits from double glazed windows.

Located on the edge of Holders Close, overlooking a small nature amenity area. All neighbouring roads are no through roads, making for a very pleasant residential location close to village amenities & to nice walking areas via footpaths.



Entrance Canopy

Front door leading to:

Hall

Radiator, thermostat for heating, cupboard also housing electricity meter.

Cloakroom

White suite comprising: w.c., pedestal wash hand basin with tiled splash back, radiator.

Kitchen

Comprising: worksurface with inset single drainer sink unit with mixer tap having base cupboards under, space and plumbing for washing machine, further matching 'L' shaped worksurface with inset four ring gas-hob with extractor hood over, integrated oven, space and plumbing for dishwasher, further base cupboards and drawers, integrated fridge/freezer, concealed gas fired boiler, double glazed windows, spotlights.

Living Room

Running the full width of the property with two radiators, wood laminate floor, staircase to first floor, double glazed double opening doors. There is a fireplace feature, which can be easily removed to increase the flexibility of layout.

Landing

Access to a part boarded roof space, offering good storage.

Bedroom One

Recessed double wardrobe, radiator, two double glazed windows, airing cupboard housing pressurised hot water tank.

Bedroom Two

Two double glazed windows, radiator.

Bathroom

White suite comprising: paneled bath with twin hand grips, Mira Apt bar mixer shower with glazed shower screen, pedestal

wash hand basin with deep display sill over, w.c., radiator, skylight window, shaver point, spot lights and extractor fan.

Allocated and Visitors Parking

An allocated space (marked number 14) is located close to the property and there are also visitor parking spaces around Holders Close.

Garden

A pleasant garden, with a sunny aspect due to being south facing, which is not overlooked from the rear. The garden is fully timber-decked and enclosed by close boarded timber fencing to the sides, with the rear having a high brick retaining wall.

EPC RATING=C
ANNUAL ESTATE CHARGE
APPROX=£268.00
COUNCIL TAX BAND=C



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of plots, elevations, stairs and lay-out are given as approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used in conjunction with the physical plan. The various, systems and appliances shown here are not intended to be used as a guide to the actual specification or efficiency of the same.
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Managing Director:
Marcel Hoed

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