



1, Lawrenson Mews | Billingshurst | West Sussex | RH14 9XD

 **FOWLERS**
ESTATE AGENTS



1, Lawrenson Mews

Billingshurst | West Sussex | RH14 9XD

£410,000

Situated in a small development constructed originally by well regarded Martin Grant Homes. This end of terrace three bedroomed family house has two allocated parking spaces directly to the front. There is a good sized double aspect living room with double opening doors leading to a large kitchen/dining room which runs the full width of the property with double opening doors leading directly to the garden. The kitchen is extensively fitted with numerous integrated appliances. On the ground floor there is also a hall and cloakroom. The landing gives access to three bedrooms with the main bedroom having an en-suite shower. Two of the bedrooms have fitted wardrobes with mirror fronted sliding doors. There is also a family bathroom. The pleasant rear garden has a full width patio adjacent the property with an area of lawn and a path leading to a garden shed. The property is situated towards the end of a no-through road with access to a local shopping parade including a Tesco Express with the train station just beyond.



Hall

Radiator.

Cloakroom

Half tiled walls with a suite comprising: w.c., pedestal wash hand basin with a mixer tap and mirror fronted medicine cabinet over, tiled floor, double glazed window.

Living Room. 16'2 x 12'5 (4.92m x 3.82m)

Double aspect room, double glazed windows, two radiators, understairs cupboard, turning staircase to first floor, double opening doors continuing through to:

Kitchen/Dining Room. 15'5 x 10'9 (4.73m x 3.33m)

Running the full width of the property and comprising: worksurface with inset sink unit with base cupboards under, matching worksurface with inset four ring gas hob with stainless steel splash back and matching stainless steel extractor hood, integrated oven with base cupboards and drawers, integrated fridge and freezer, space for washing machine, eye-level cupboards, radiator, double glazed window, double glazed doors leading to garden.



Landing

Access to roof space, radiator, cupboard, airing cupboard housing gas fired boiler.

Bedroom One. 10'6 x 8'3 (3.23m x 2.54m)

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

En-suite Shower

Shower cubicle with mixer shower, wash hand basin with mixer tap and deep shelf over, concealed cistern w.c., double glazed window, heated towel rail, shaver point, tiled floor.

Bedroom Two. 10'5 x 8'4 (3.2m x 2.56m)

Double aspect room fitted double wardrobes with mirror fronted sliding doors, double glazed windows, radiator.

Bedroom Three. 7'7 x 6'9 (2.34m x 2.10m)

Double glazed window, radiator.

Bathroom

Suite comprising: panelled bath with twin hand grips, mixer shower over bath and fitted shower screen, wash hand basin with mixer tap, deep shelf over, mirror fronted medicine cabinet,

concealed cistern w.c., chrome heated towel rail, tiled floor, double glazed window, shaver point.

Allocated Parking Spaces

To the front of the property are two allocated spaces.

Garden

Enclosed by close boarded fencing with a gate giving access to the Street. The garden consists of a full width patio leading to an area of lawn with a stepping stone path and a further path to one side leading to a timber shed. At the rear of the garden is a further paved patio.

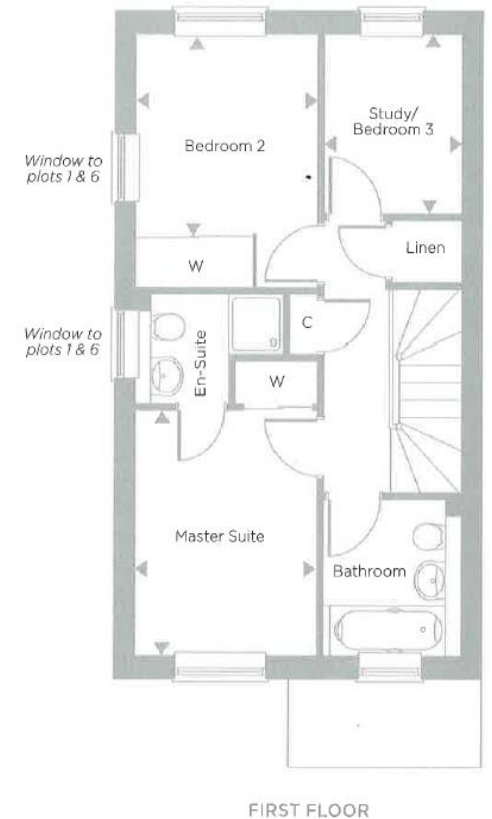
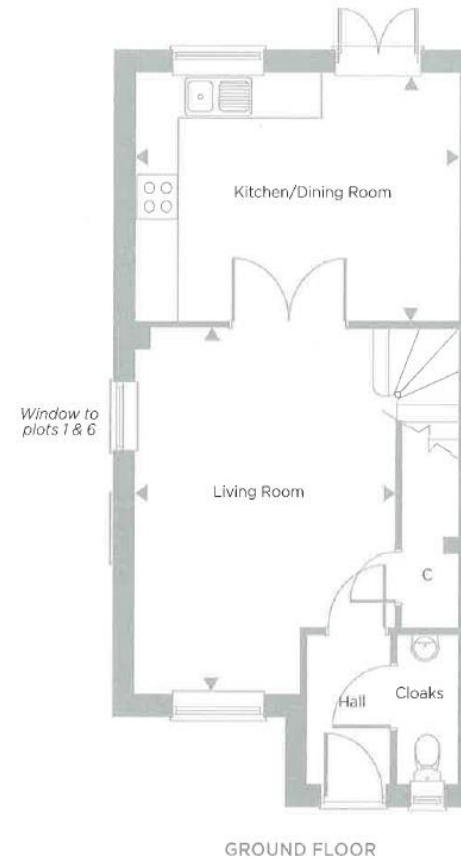
EPC RATING=B

COUNCIL TAX= D.

ESTATE CHARGE= £290.00



PROPERTY CURRENTLY TENANTED SO LIMITED PHOTOGRAPHY.



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feel at home..."*

Managing Director:
Marcel Hoad



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