



Heathermead | Parbrook | Billingshurst | West Sussex | RH14 9ET





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£675,000

A brand new, impressive, and individual detached four bedroomed house constructed by an independent builder. The excellent build quality includes great thought into the energy saving which includes photo voltaic cells, the property has a very impressive energy rating with the EPC showing Band A. The pillared approach to the house leads to the front door which once opened greets you with a very good sized reception hall with turning staircase and a view of the first floor galleried landing. One of the many impressive features of the property is its kitchen/dining room which has an extensively fitted kitchen with numerous integrated appliances and granite work tops and tri-fold doors leading out onto the patio and garden. The living room faces the garden with double doors leading onto the patio. The ground floor also has a fourth bedroom that could be utilised as a study if preferred and there is also a large shower/cloakroom. The first floor galleried landing has a double glazed skylight window and gives access to three bedrooms, with the main bedroom having a large en-suite bathroom. There is also an additional family bathroom. To the side of the property is an attached double car port with power and light and an electrical charging point and the landscaped rear garden enjoys a southerly aspect. The property is situated in an area of Billingshurst known as Parbrook which gives good access to well renowned local schools, with the leisure centre and train station just beyond. Billingshurst High Street with its many amenities is also within easy reach. The property is being sold with the benefit of a 10 year build zone warranty and the quality of its finish should be viewed internally to be fully appreciated.

The property has a landscaped front garden with deep planted flower beds, a picket fence and brick paved path leading towards the front of the property.

Pillared Entrance Canopy

Front door with leaded light double glazed insert and double glazed window to side, leading to:

Reception Hall

This impressive approach to the property has a turning staircase straight ahead with oak balustrade and a view to the first floor with a galleried landing and skylight window, radiator, understairs cupboard and additional deep cupboard all with engineered oak floor.

Living Room

Double aspect engineered oak flooring, radiator, double glazed double opening doors to terrace and garden, additional double glazed window.

Study/Bedroom Four

Engineered oak floor, radiator, double glazed window.

Kitchen/Dining Room

This centrepiece of the home has excellent access onto the garden with double glazed sliding bi-folds doors leading directly out onto the large terrace and garden. This entire room has a flagstone sized tiled floor and the kitchen is extensively fitted with numerous base cupboards and drawers, integrated appliances including fridge/freezer, oven, and ceramic hob with stainless steel extractor over, granite work surfaces incorporating twin bowl sink unit with contemporary mixer tap. Peninsula worksurface incorporating breakfast bar and cupboards, double glazed window, radiator, door leading to:

Utility Room

Flagstone size tiled flooring, granite worksurface with inset one and a half bowl sink with base cupboards to side, integrated dishwasher and washing machine, concealed gas fired boiler, eye-level cupboards, part double glazed door with double glazed window to side, leading to outside, extractor fan.

Shower Room/WC

Large step-in tiled shower cubicle with mixer shower incorporating drench head, wash hand basin with mixer tap having storage under, w.c., mirror fronted medicine cabinet, chrome heated towel rail, fully tiled walls, double glazed window, extractor fan.

Galleried Landing

Ornate balustrade looking directly over stairwell with a double glazed skylight window above, radiator, walk-in airing cupboard housing pressurised hot water system.

Bedroom One

Triple aspect room with two double glazed windows and an additional double glazed skylight window, door to:

En-suite Bathroom

Fully tiled walls with matching tiled floor, suite comprising: panelled bath with mixer tap and shower attachment incorporating drench head and fitted shower screen, wash hand basin with mixer tap having storage under and mirror fronted medicine cabinet over, w.c., chrome heated towel rail, extractor fan, double glazed skylight window.

Bedroom Two

Triple aspect with two double glazed windows and an additional double glazed skylight window, radiator.

Bedroom Three

Double glazed window, radiator.

Family Bathroom

Fully tiled walls with matching tiled floor, suite comprising: panelled bath with mixer tap, shower attachment over incorporating drench head and fitted shower screen, large wash hand basin with mixer tap having storage under and mirror over, w.c., chrome heated towel rail, extractor fan, double glazed skylight window.

Double Car Port

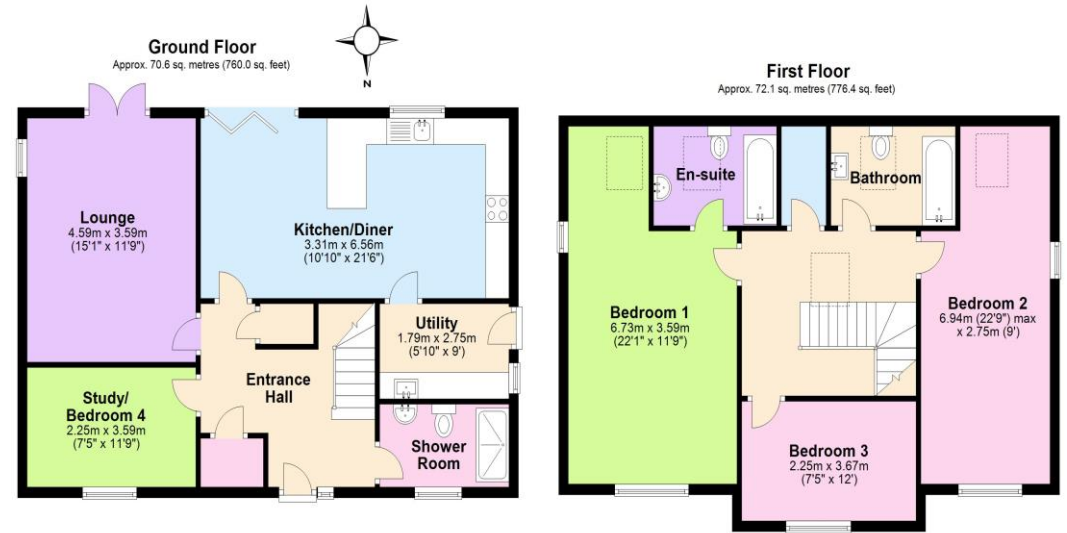
Attached to the side of the property is an impressive double car port with maintenance free cladding to the ceiling and timber pillars to the front. Power and light and an electrical car charging point. The flooring is brick paved and this continues to the front of the car port to provide an additional part of the drive. To the side of the car port is a further brick paved area that would be suitable to park another car. To either side of the property are tall close boarded garden gates that lead to the:

Rear Garden

The garden has been landscaped and a generous width has been utilised with a good sized porcelain patio which runs the full width of the property. The patio continues along the rear of the garage. From this impressive patio the remainder of the garden consists of an area of lawn running the full width of the garden and the garden is enclosed by close boarded garden fencing with concrete posts.

EPC RATING= A.
COUNCIL TAX= tbc.





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



Managing Director:
Marcel Hoad

Fowlers 74 High Street, Billingshurst, West Sussex, RH14 9QS www.fowleronline.co.uk billingshurst@fowleronline.co.uk 01403 786787

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