



Hillview | School Lane | Washington | West Sussex | RH20 4AP







# Hillview

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£450,000

An attractive end of terrace cottage with part Sussex Flint elevations located in the heart of the village close to the local pub. Arranged over three floors accommodation comprises: entrance hall with oak flooring, sitting room with wood burning stove, ground floor cloakroom, utility room, superb open plan kitchen/dining room with granite working surfaces, dining room with sky lantern roof and French doors leading to garden, first floor bedroom, family bathroom, dressing room, 2nd floor bedroom with en-suite. Outside, there is a secluded porcelain tiled paved patio garden, garage in small nearby block with electric charge point.

- Delightful Village Location
- Extended End of Terrace Cottage
- Refurbished to a High Standard
- Arranged over three floors
- Two Double Bedrooms
- Split-Level Hall with Oak Flooring
- Ground Floor Cloakroom
- Sitting Room with Feature Wood burner
- Superb Open Plan Kitchen/Dining Room
- Granite Working Surfaces
- Utility Room
- First Floor Family Bathroom
- Dressing Room
- 2<sup>nd</sup> Floor Bedroom with En-suite
- Private Paved Courtyard Garden
- Garage in nearby block with EV Charger



**Entrance** Part double glazed door to:

**Entrance Hall** 8' 3" x 8' 2" (2.51m x 2.49m) Part oak flooring, covered radiator, uPVC double glazed window.

**Ground Floor Cloakroom** Low level flush w.c., wall-mounted wash hand basin, part tiled walls, built-in toiletries cupboard.

**Utility Room** 7' 3" x 3' 9" (2.21m x 1.14m) Radiator, tiled flooring, space and plumbing for washing machine, uPVC double glazed windows, wall-mounted storage cupboard.

**Sitting Room** 16' 8" x 11' 7" (5.08m x 3.53m) uPVC double glazed window bay, cast iron wood burning stove with feature stone walling with hearth, oak style flooring, radiator, uPVC double glazed window.

**Open Plan Kitchen/Dining Room** 20' 2" x 16' 8" (6.15m x 5.08m)

**Kitchen Area** Extensive range of wall and base units with granite working surfaces with groove drainer and swan neck mixer tap and inset sink, space and plumbing for dishwasher, space for Range cooker with extractor over, peninsula breakfast bar with under-seating, further range of eye-level cupboards, concealed spot lighting, oak flooring, archway through to:

**Dining Area** Two covered radiators, feature sky lantern ceiling, concealed spot lighting, tiled flooring with underfloor heating, further built-in wall and base units with recessed area suitable for housing American style fridge/freezer, built-in carousel unit, further working surfaces with drawers and cupboards under, uPVC French doors leading to garden.

**Stairs to:**

**First Floor Landing** Radiator.

**Bedroom One** 16' 8" x 8' 5" (5.08m x 2.57m) uPVC double glazed windows, radiator, feature ceiling beam.

**Family Bathroom** 7' 9" x 5' 6" (2.36m x 1.68m) Folding glass and chrome screen with fitted independent shower unit, low level flush w.c., inset wash hand basin with toiletries cupboards under, heated chrome towel rail, shelved linen cupboard.

**Dressing Room** 11' 11" x 10' 6" (3.63m x 3.2m) Fitted double wardrobes, further built-in storage cupboard.

**Open Plan Landing Area** Built-in wardrobe cupboard, further built-in storage cupboard, recessed understairs area housing 'Worcester' boiler, radiator, uPVC double glazed window with feature ceiling beam.

**Stairs up to:**

**Bedroom Two** 13' 1" x 9' 10" (3.99m x 3m) Velux window, radiator, eaves storage cupboards, built-in storage cupboards, door to:

**En-Suite Shower Room** Fully enclosed shower cubicle with fitted independent shower unit, Velux window, inset vanity wash hand basin, low level flush w.c., built-in toiletries cupboards, extractor fan.

**Outside**

**Rear Garden** Being fully paved with Sandstone paving, raised railway sleeper beds, screened by fence panelling and brick walling with rear access gate, rear access driveway leading to:

**Garage in Nearby Block** Up and over door, power and light, electric charge point.

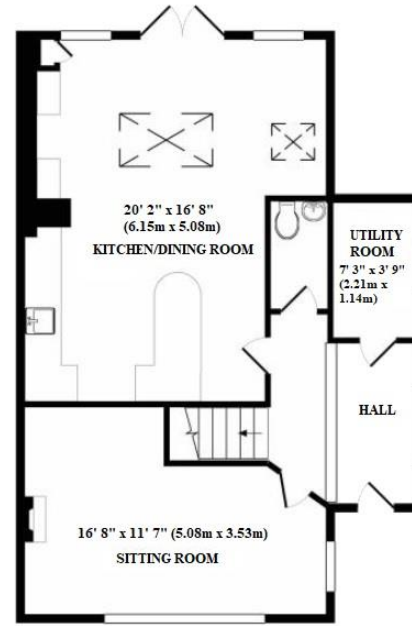
**EPC Rating:** Band D.



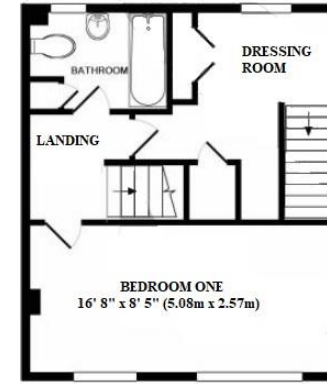




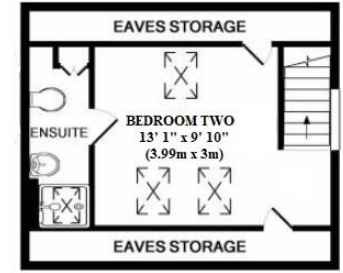
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