



47, East Street | Billingshurst | West Sussex | RH14 9QJ





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£425,000 GUIDE PRICE.

With origins dating back to the end of the 17th century, this period cottage has immense charm and character. It is Grade II Listed and situated in an area of conservation with several character properties surrounding. The character of the cottage from the exterior is mirrored internally with many period features including exposed timbers and a wood burning stove. The cottage has been sympathetically maintained with many benefits including a beautiful bespoke kitchen by Wisborough Green based D. G. Clifton and Son. There is a clever conversion of a detached outbuilding into a games room. The garage and parking are all located very close to the cottage.



Entrance

Oak front door with bottle glass insert, leading to:

Porch

Casement window, quarry tiled floor, period door to:

Lounge

Casement windows with secondary double glazing, fireplace with inset wood burner, exposed beams, stairs to first floor, opening to:

Snug Area

Understairs recess with bookshelves and cupboard, exposed timbers, a recess adjacent to the bathroom with concealed space and plumbing for washing machine with tumble dryer over, large opening from the Snug to:

Kitchen/Dining Room

Extensively fitted with a bespoke kitchen by D.G.Clifton and Son and comprising: enamel sink inset in wooden work top with mixer tap, base cupboards and drawers under, work top continues to an integrated gas hob with glass splash back and extractor hood, further work tops with cupboards beneath, integral fridge/freezer, eye-level cupboards incorporating

space for microwave, space for dining table, concealed gas fired boiler to side, radiator, double glazed windows, door to outside.

Bathroom

Panelled bath with mixer tap and shower attachment, curtain and rail, wash hand basin with storage under, w.c., double glazed window.

Landing

Shelved linen cupboard.

Bedroom One

Casement windows with secondary double glazing, full length fitted wardrobes, fire surround, exposed beams, polished and exposed floor boards.

Bedroom Two

Double aspect with double glazed windows, fitted dressing unit, access to loft.

Bedroom Three

Double aspect with double glazed windows.

Detached Games Room

This period outbuilding has been converted to make a very pleasant games room that could have numerous other uses. A pitched roof has been replaced and the room insulated and double glazed windows installed plus a

double glazed door to the front.

Detached Garage

Up and over door and parking to the front for a car plus a further space to the side for a smaller vehicle.

Gardens

To the side of the garage is a gate and path passing a garden shed and meandering to the rear of the cottage.

Front Garden

The cottage is set back from the road with a tall gate and Laurel hedge. Once opened you are lead through to a very pleasant cottage style garden with lawn, well stocked borders and a terrace adjacent the cottage.

Rear Courtyard

Well enclosed and almost entirely paved.

Agents Note.

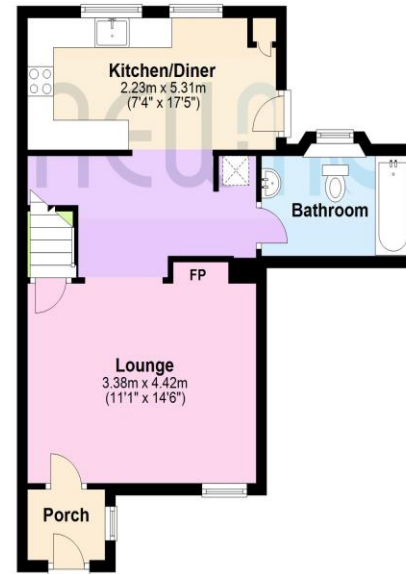
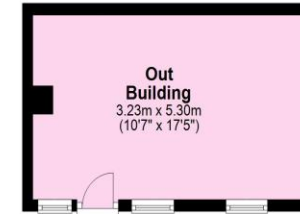
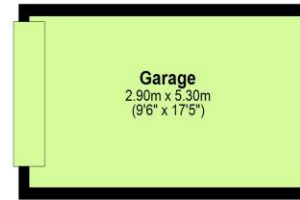
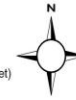
A flying freehold exists with the neighbouring cottage.

Council Tax = D.



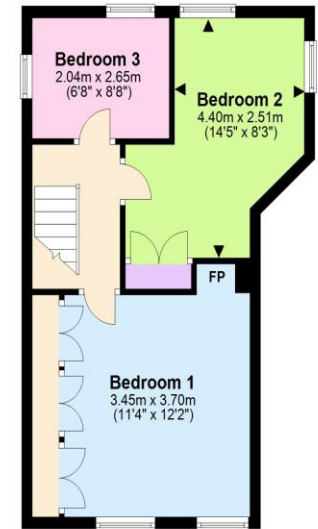
Ground Floor

Approx. 75.4 sq. metres (811.5 sq. feet)



First Floor

Approx. 37.4 sq. metres (403.1 sq. feet)



Total area: approx. 112.8 sq. metres (1214.6 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden. Plan produced using PlanUp.



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



Managing Director:
Marcel Hoad

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