



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





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£300,000 GUIDE PRICE.

An attractive terraced house with allocated parking. The property has been enhanced by a recently replaced gas fired boiler. There is a cloakroom on the ground floor and a living room running the full width of the house 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 shower room that could be converted back to a bathroom if preferred. The property also benefits from double glazed windows. This home is located on the edge of Holders Close with all neighbouring roads being no through roads making for a very pleasant residential location.



Entrance Canopy

Front door leading to:

Hall

Radiator, thermostat for heating, cupboard also housing electric heater.

Cloakroom

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

Living Room

Running the full width of the property with two radiators, staircase to first floor, double glazed double opening doors leading to the garden.

Kitchen

Worksurface with inset single drainer sink unit with mixer tap having base cupboards under, fitted washing machine, further matching 'L' shaped worksurface with inset four ring gas hob with extractor hood over, integrated oven, fitted dishwasher, further base

cupboards and drawers, integrated fridge/freezer, recently replaced gas fired boiler, double glazed windows, spot lights.

Landing

Access to roof space.

Bedroom One

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

Bedroom Two

Double glazed window, small wardrobe with matching chest of drawers, radiator.

Shower Room

Tiled shower cubicle with mixer shower, plinth to side with tumble drier, pedestal wash hand basin, w.c., radiator, double glazed window, shaver point, spot lights and extractor fan.

Allocated and Visitors Parking

Situated close to the house is an allocated space marked number 13, there is also visitors parking spaces found around Holders Close.

Garden

A pleasant garden with a patio and flower and shrub borders. Large timber store. Garden furniture and rotary washing line are all included. A lovely sunny aspect to this garden that is not overlooked from the rear. The garden is enclosed by close boarded timber fencing to the sides with the rear having a high brick retaining wall.

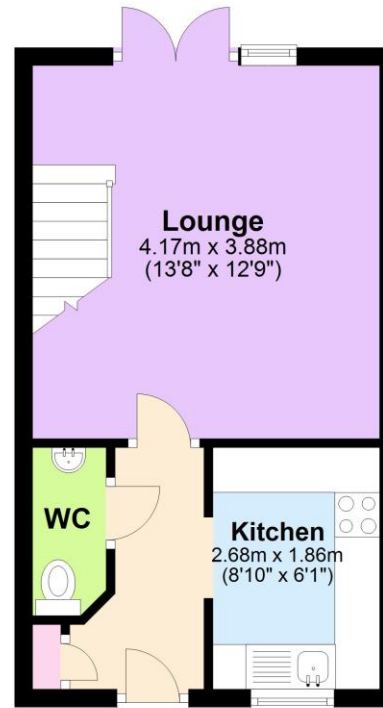


EPC RATING=C
ANNUAL ESTATE CHARGE
APPROX=£268.00
COUNCIL TAX BAND=C



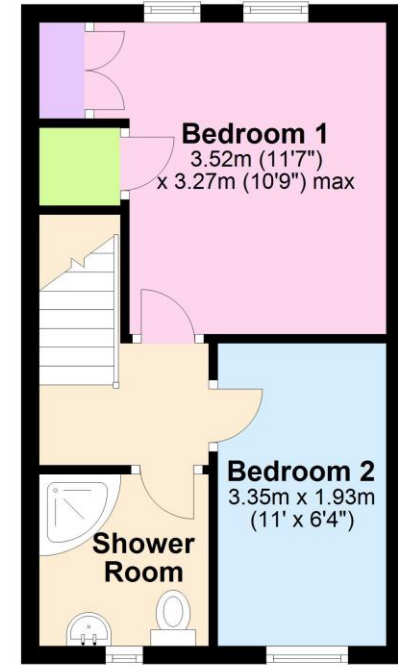
Ground Floor

Approx. 27.0 sq. metres (290.7 sq. feet)



First Floor

Approx. 27.2 sq. metres (292.5 sq. feet)



Total area: approx. 54.2 sq. metres (583.2 sq. feet)

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



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Managing Director:
Marcel Hoad

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