



17, Lakers Meadow | Billingshurst | West Sussex | RH14 9NP





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£340,000

Situated towards the end of a no through road, this 3 bedroom house is ideally located for access to the village centre with all its amenities. The Weald primary and secondary schools are easily accessible with the leisure complex and train station just beyond.

The house itself has a replacement front door leading to a hall and downstairs cloakroom. The living room runs the full width of the house and has double opening doors leading out to the very good sized westerly facing rear garden. A well fitted kitchen faces the front of the house. The first floor landing gives access to three bedrooms and bathroom. The property has gas fired heating to radiators and double glazed windows. Whilst ample parking is available to the front of the property there are also two allocated parking spaces situated close by.



Hall.
Wood laminate flooring, radiator, storage cupboard.

Cloakroom.
White suite comprising: - WC, vanity unit with wash hand basin and storage under, radiator, wood laminate flooring.

Living Room.
Outlook over rear garden, radiator, spiral staircase to first floor, wood laminate flooring, and double glazed double opening doors to rear garden.

Kitchen.
Refitted and comprising:- Work surface with inset one and a half bowl sink unit with mixer tap having base cupboard under, space and plumbing for washing machine, integrated slim dishwasher, further matching work surface with inset gas hob and cupboards and drawers beneath, integrated cooker,

space for tall fridge/freezer, range of matching eye level units, extractor hood over hob, concealed gas fired boiler, tiled flooring, double glazed window.

First Floor Landing.
Access to roof space.

Bedroom 1.
Radiator, two double glazed windows, recessed spot lights, and dimmer switch.

Bedroom 2.
Radiator, double glazed window, recessed spot light.

Bedroom 3.
Radiator, double glazed window, recessed spot light.

Bathroom.
White suite comprising panel bath with electric shower unit, vanity unit with inset wash hand basin and storage under, WC, heated towel rail, double glazed window.

Allocated Parking.

Two spaces which are located very close to the property.

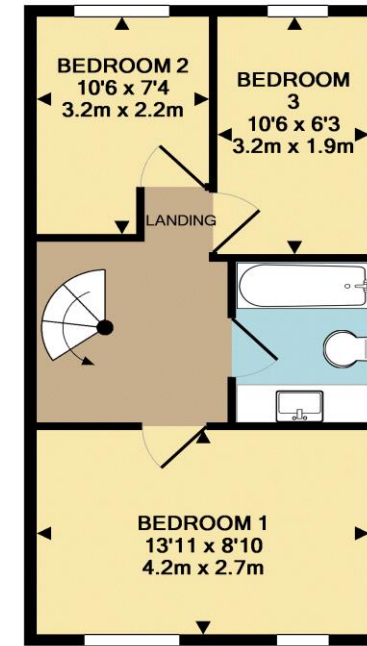
Front Garden.
Being almost entirely laid to shingle with a path running to the front of the property, store cupboard.

Rear Garden. Approx. 60'00 x 15'00
Being a feature of the property and having a westerly aspect. Adjacent the house is a full width terrace that makes an ideal outdoor space and is large enough to allow for plenty of garden furniture, this leads to the remainder of the garden which has an area of lawn with a large shed towards the rear.

EPC RATING= C
COUNCIL TAX= D



GROUND FLOOR



1ST FLOOR



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