



7, Puttock Way | Billingshurst | West Sussex | RH14 9ZJ





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£335,000.

This superb two-bedroom home was built in 2018 by Charles Church to the "Alnwick" design. This lovely home forms part of the Amblehurst Green development. Still offering the remainder of the NHBC warranty this home is beautifully presented, with high specification fixtures and fittings on offer throughout. The hall leads to the living room with an outlook to the front over the parking spaces, there is an extensively fitted kitchen/dining room with many integrated appliances. Completing the ground floor accommodation is a ground floor cloakroom and large under stairs storage cupboard. On the first floor are two double bedrooms with a bathroom. The master bedroom benefiting from an en-suite shower room. A landscaped rear garden has a full width patio adjacent the house leading to an artificial lawned area with wide path to the rear boundary with further artificial lawn and a power point. A side area has space for the bins and houses a timber store. Towards the front of the property is allocated parking for two vehicles.

EPC RATING= B.

COUNCIL TAX BAND= C.

Hall

Radiator, stairs to first floor.

Cloakroom

W.C., wash hand basin with mixer tap and tiled splash back, radiator, Karndean flooring, double glazed window, spot lights.

Living Room

Aspect to front, double glazed window, radiator, understairs storage cupboard, Karndean flooring, door to:

Kitchen/Dining Room

Running the full width of the house with double glazed double opening doors opening out to the landscaped garden. The kitchen comprises: work surface with inset one and a half bowl granite resin sink unit with mixer tap having base cupboards under, integrated dishwasher, matching 'L' shaped work surface with inset four ring gas hob and stainless steel splashback, integrated oven with storage to either side, integrated washing machine, integrated fridge/freezer, extractor hood over hob, several eye-level storage cupboards, concealed gas fired boiler, space for dining table with

storage unit to side, radiator, recessed spot lights.

Landing

Access to roof space, double glazed window.

Bedroom One

Aspect to rear, radiator, double glazed window, door to:

En-suite

Tiled shower cubicle with mixer shower, pedestal wash hand basin with mixer tap, w.c., radiator, spot lights.

Bedroom Two

Two double glazed windows, radiator, shelved cupboard.

Bathroom

Panelled bath with mixer tap, pedestal wash hand basin with mixer tap, w.c., chrome heated towel rail, double glazed window, extractor fan, spot lights.

Two Allocated Parking Spaces

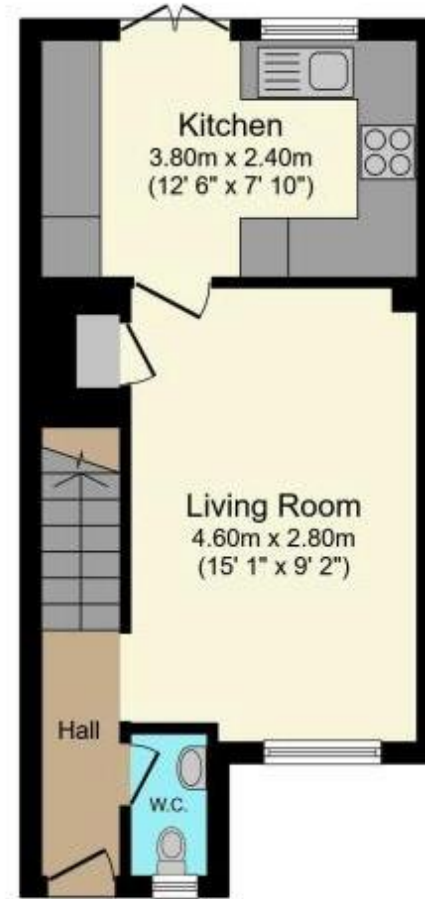
Situated to the front of the property are two clearly defined parking spaces.

Rear Garden

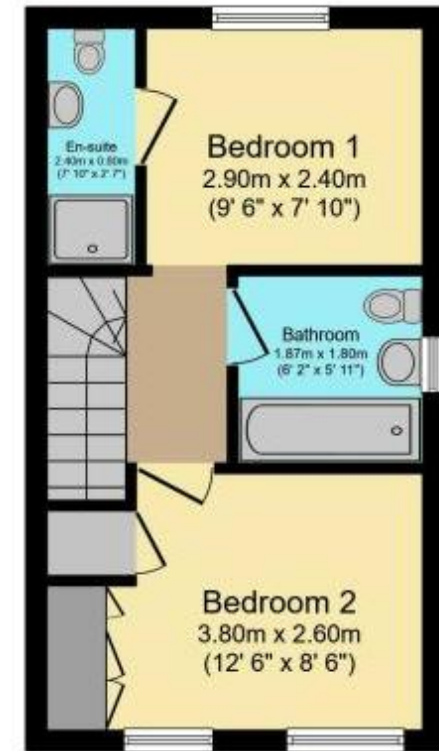
The rear garden has been landscaped and consists of a large full width polished limestone patio immediately adjacent the property which leads to an area of artificial lawn with a path running down one side and raised planters incorporating a seat at the other side. At the rear of the garden is a further area of artificial lawn with power point that would be an ideal place for a barbeque or siting of a hot tub. There is a good sized side garden with shed and secure gate leading to the front.

Annual Service Charge Approx
£380.00





Ground Floor



First Floor



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



**Managing Director:
Marcel Hoad MRICS**

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3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

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