



14, St.Marys Close | Billingshurst | West Sussex | RH14 9UA





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£330,000

A beautifully presented two bedroomed property situated in the heart of the village of Billingshurst with excellent access to the High Street with its many amenities. The property has been fully modernised and lovingly maintained by the owners with many benefits including a re-fitted kitchen with many appliances included, two large bedrooms both having built-in wardrobes and a re-fitted bathroom suite and cloakroom. The property is fully double glazed and has gas fired heating to radiators with a modern condensing boiler. To the outside, there is an allocated parking space and a pleasant rear garden. The property backs directly onto the grounds of St. Mary's Church.



Covered Entrance Vestibule

Recessed down light, quarry tiled floor, cupboard to side, replacement front door with double glazed inserts leading to:

Hall

Light oak effect Karndean vinyl floor, recessed cupboard, staircase to first floor.

Cloakroom

Re-fitted suite comprising; concealed cistern w.c., wash hand basin with mixer tap and cupboard under, chrome heated towel rail, light oak effect Karndean vinyl floor, double glazed window, down lights.

Living Room

A large room running the full width of the property with double glazed French doors leading to the garden, large double glazed window to side, radiator, understairs cupboard, dimmable down lights, coved ceiling.

Kitchen

The beautiful and modern design kitchen is extensively fitted and has an aspect to the front with a double glazed window and fitted blind. The kitchen comprises: modern compact laminate worksurfaces with

base cupboards under and matching tall eye-level units with brass effect door furniture. Worksurface with inset sink unit with drainer and brass mixer tap having integrated water filter, washing machine and oven included, with contemporary extractor hood, carousel units to the corner base cupboards, tall fridge/freezer with storage above, integrated dishwasher, larder unit with retractable shelves, integrated microwave, shelved unit, light oak effect vinyl Karndean floor, down lights and under cupboard lighting.

Landing

Painted wooden balustrade over stairwell, airing cupboard housing gas fired condensing combination boiler, radiator.

Bedroom One

Large room running the full width of the property with two double glazed windows overlooking the rear garden with the grounds of St. Mary's Church beyond, two excellent fitted double wardrobes with one having full height mirror fronted doors, access to roof space, radiator.

Bedroom Two

Double bedroom with double glazed window, radiator,

recessed double wardrobe with mirror fronted sliding doors.

Re-fitted Bathroom

Quality suite comprising; panelled bath with chrome taps, matching chrome mixer shower over with drench head and glazed shower screen, large wash hand basin with mixer tap and storage under, close coupled w.c., chrome heated towel rail, illuminated motion sensor mirror, bathroom cabinet, fully tiled walls, tile effect Karndean vinyl floor, down lights, double glazed window with fitted blind, extractor fan.

Allocated Parking

Private parking bay situated towards the front of the property.

Rear Garden

The garden consists of a patio adjacent to the property with a small shed/bike store to one side, and outside light. The garden continues with six steps leading to a large terrace with flower and shrub borders and two small ornamental trees. The garden is enclosed by close boarded timber garden fences and backs directly onto the grounds of St. Mary's Church.

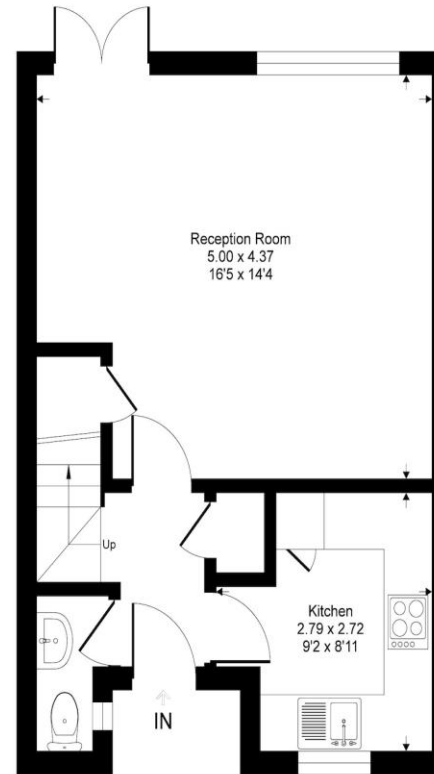


EPC RATING=C.
COUNCIL TAX= D.
ANNUAL SERVICE CHARGE= £387.42

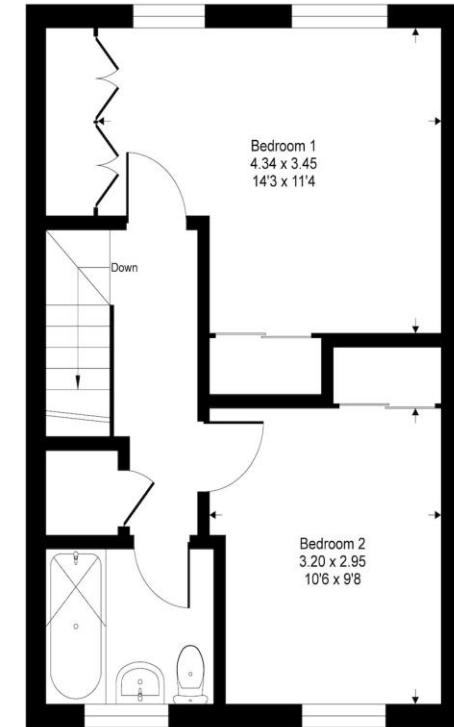


St Mary's Close, RH14

Approximate Gross Internal Area = 72 sq m / 771 sq ft



Ground Floor



First Floor

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