



2, Gratwicke Close | Billingshurst | West Sussex | RH14 9QA





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£330,000

Situated in an excellent position this property is situated in a very convenient position close to the village High Street. Being a pleasant walk along East Street or via a path associated with St. Mary's Church. The property has gas fired heating to radiators and double glazed windows throughout. A large living room with understairs cupboard houses space and plumbing for washing machine and tumble dryer. From the dining area the principal doors direct onto the patio and garden. The kitchen also has a door leading to the garden. The landing gives access to three bedrooms which are all a good size. The wet room is very practical, but it could be converted back to a bathroom should it be required. Outside, there is a garage situated nearby, a good sized front garden, a pleasant rear garden with a southerly aspect.



Entrance Canopy

Front door leading to:

Entrance Hall

Radiator, glazed door leading to staircase to first floor, double opening doors to:

Living Room

Running the full length of the property with a double glazed picture window over the front and double glazed patio doors leading to the rear garden, tiled fire surround and gas fire, radiator, understairs cupboard housing space and plumbing for washing machine allowing space for tumble dryer over.

Dining Area

With block flooring, radiator, opening leading to:

Kitchen

Comprising: worksurface, inset stainless steel sink unit with mixer tap having base cupboards and drawers under, space and plumbing for washing machine, fitted oven with extractor hood, further matching worksurface with

cupboard and drawer beneath, tall fridge/freezer, eye-level units, tiled floor, double glazed door with matching windows to side leading to garden.

Landing

Access to roof space, cupboard housing gas fired boiler.

Bedroom One

Large picture window, open outlook to front, large mirror fronted wardrobe, radiator.

Bedroom Two

Radiator, double glazed large window, bulk-head over staircase.

Bedroom Three

Large double glazed window, radiator.

Wet Room

Comprising: wash hand basin with mixer tap having storage under, mirror over incorporating shelf, large shower area with mixer shower, chrome heated towel rail, extractor fan, spot lights.

Garage

Found close to the property.

Front Garden

A good sized front garden being almost entirely laid to lawn with a wide path leading to the property.

Rear Garden

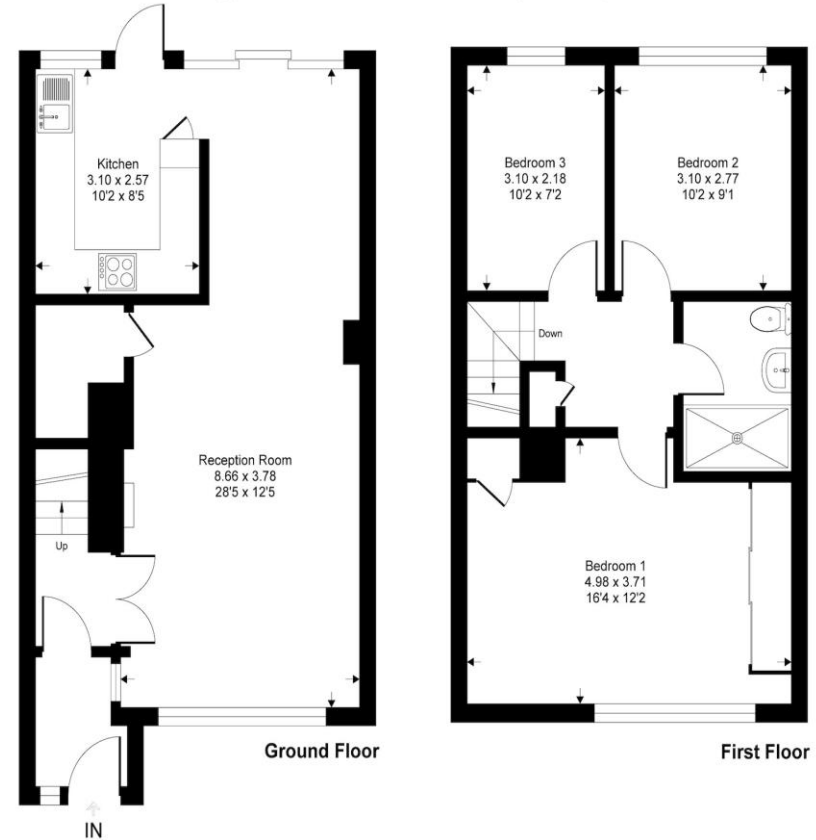
Large patio with arbour and climbing plants which is an ideal place to sit and enjoy this very pleasant garden with a southerly aspect. From the patio the garden continues with an area of lawn that leads to the rear boundary where there is close boarded fence and a gate giving rear access.

EPC RATING=C.
COUNCIL TAX= D.



Gratwicke Close, RH14

Approximate Gross Internal Area = 90 sq m / 968 sq ft



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