



24, Cherry Tree Close | Billingshurst | West Sussex | RH14 9NG





## 24, Cherry Tree Close

Billingshurst | West Sussex | RH14 9NG

£425,000

Situated in a wide, residential cul-de-sac is this beautifully presented and greatly improved family house. The location is very convenient for the High Street with its many facilities with well-regarded schools, the leisure centre and railway station just beyond. The property has been superbly improved and includes a bespoke 'Hacker' kitchen with satin anthracite and white units, quartz worktops and under unit lighting. An extensive range of quality appliances are also included. Both the large living room and kitchen have been enlarged further with a quality glazed extension. To the front of the property is a large, welcoming hall and shower room/WC. On the first floor the landing gives access to three large double bedrooms, bathroom and separate WC. To the outside, the brick paved drive provides parking for two vehicles, and this leads to the integral garage. The rear garden has a good sized patio and area of lawn.



### Entrance

Replacement uPVC and double glazed doors with matching side screens.

### Large Hall

Inset foot mat and hardwood parquet flooring, coat cupboard, radiator.

### Shower Room/WC

Large walk-in shower with tiled walls and floor, chrome heated towel rail, vanity unit with inset wash hand basin with mixer tap having storage cupboard under and matching storage to side. Concealed cistern WC, underfloor heating, double glazed window, spot lights.

### Living Room

This large room is extended at the rear with an opening to a predominantly glazed extension with a cavity brick base, A-rated double glazed windows, blue glass roof with fitted insulating blinds and double-opening doors leading to the garden. The living room has hardwood parquet flooring throughout, a centrepiece working fireplace with open grate and bookshelves to one side. Large, recessed area with staircase to first floor and under-stair storage.

### Kitchen/Breakfast Room

The magnificent kitchen/breakfast room has been extended with a predominantly glazed extension,

again being of a brick base with double glazed windows, glass roof and blinds. The kitchen is extensively fitted with a 'Hacker' kitchen and comprises: white quartz work surfaces complemented by satin anthracite and white units, inset one and a half bowl sink unit with drainer to side, mixer tap, having base cupboards and drawers under, integrated 'Siemens' dishwasher, inset 'Siemens' 800m induction hob with five zones and a matching glazed splash back behind and built in extractor above. Along the length of one wall is a further range of units incorporating a tall larder unit with retractable shelves, full-height integrated fridge and matching freezer, integrated fan oven and a combination fan oven/microwave, further tall storage unit. Peninsula worksurface with breakfast area and base cupboards under. Contemporary radiator, luxury vinyl tiled flooring and numerous spot lights. Bespoke unit with a matching worksurface incorporating space and plumbing for washing machine and tumble dryer beneath, eye-level storage over with display shelving.

### Landing

Access to roof space via pull down ladder and housing 'Worcester Bosch' gas fired boiler (installed approximately 2 years ago). Shelled linen cupboard with hot water tank.

### Bedroom One

Aspect to the front with a large

double glazed picture window with radiator beneath, recessed double wardrobe.

### Bedroom Two

Aspect to the rear with large double glazed window with radiator, beneath, recessed double wardrobe.

### Bedroom Three

Aspect to front with open outlook with double glazed window and radiator beneath.

### Bathroom

White suite comprising: wooden panelled bath with twin hand grips and electric mixer shower over (curtain and rail), pedestal wash hand basin, large mirror over bath, radiator, double glazed window.

### Separate W.C.

Low level suite, part tiled walls, double glazed window.

### Garage and Drive

Up and over door, power and light, water tap. To the front of the property is a substantial brick paved drive (installed in 2020) with space for two vehicles.

### Rear Garden

Full width shaped patio with flower beds to either side and this leads to an area of lawn with flower and shrub borders, timber shed. The garden is enclosed by close boarded garden fencing and there is a water tap.



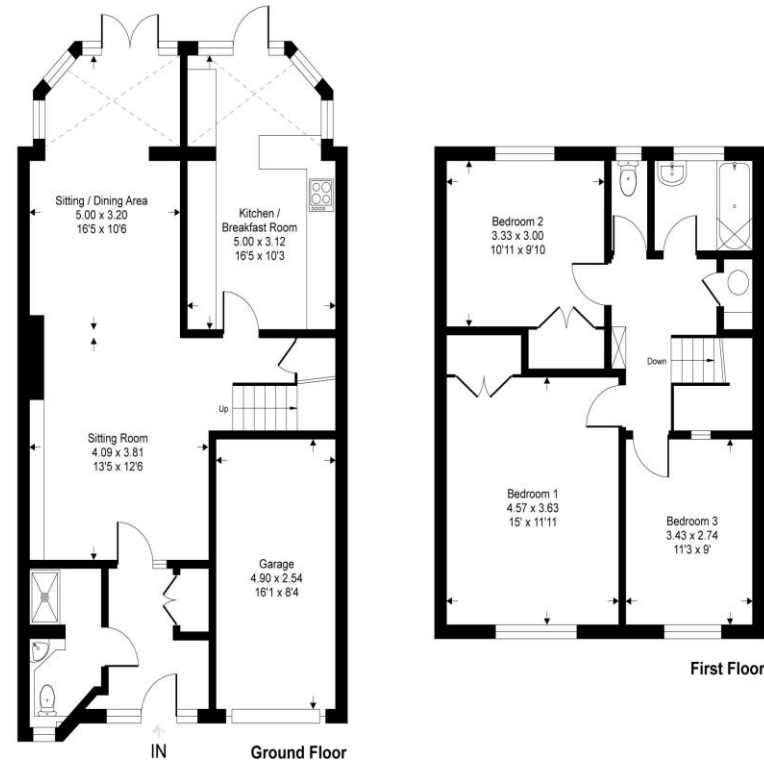


## Cherry Tree Close, RH14

Approximate Gross Internal Area = 118 sq m / 1263 sq ft

Approximate Garage Internal Area = 12 sq m / 133 sq ft

Approximate Total Internal Area = 130 sq m / 1396 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Copyright Within Walls. 2023 - Produced for Fowlers

**EPC RATING= D.**  
**COUNCIL TAX= C.**

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



Fowlers 74 High Street, Billingshurst, West Sussex, RH14 9QS [www.fowleronline.co.uk](http://www.fowleronline.co.uk) [billingshurst@fowleronline.co.uk](mailto:billingshurst@fowleronline.co.uk) 01403 786787

Managing Director:  
Marcel Hoad



### Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.