



Fircroft | Coneyhurst Road | Billingshurst West Sussex | RH14 9DQ

FOWLERS
ESTATE AGENTS



Fircroft, Coneyhurst Road

Coneyhurst | Billingshurst | West Sussex | RH14 9DQ

£525,000

A Detached bungalow situated in the popular hamlet of Coneyhurst with nearby footpath access to country walks. Billingshurst High Street is a short distance away with its many amenities. The property is set back from the road with a block paved driveway with ample space for parking several cars. The driveway leads to a large brick built detached double garage / workshop and the mature front garden with block paving extending behind the garage and along the path to the front door.

A versatile accommodation that could be configured in a variety of ways, scope for updating but has had the benefit of some more recent improvements including a recently replaced Spanish slate roof. The tucked away position of the property and the gardens provides a good deal of seclusion. The bungalow is being offered for sale with no ongoing chain.

EPC RATING = D



Entrance Hall

Part Glazed UPVC front door with part glazed side screen leading to vestibule area with motion sensor light. Internal part glazed door leading to the hallway.

Hallway

Solid oak floor, picture rail to walls, double radiator, thermostat, electrical wall socket, access to roof space (part boarded with power, light and velux window allowing natural light), access to roof space, doors to the two front bedrooms, snug, shower room and kitchen.

Cloakroom

Karndean flooring, part tiled walls with a white suite comprising: concealed cistern w.c., wash hand basin with mixer tap, tiled splash back and storage under, rainfall power shower with riser rail with frameless shower screen, ladder radiator towel rail, Velux window.

Snug

Solid oak flooring, feature ornamental fireplace of cast iron appearance and tiled hearth with oak border to complement the flooring. Double glazed window, double radiator, double wood doors leading to the family room and further door to the hallway.

Bedroom One

A spacious room with double aspect with double doorway access from the hallway. Brick fascia fireplace with hearth and cast iron woodburner in situ (not used by the Vendor and not believed to be in working order). Two double radiators. Carpeted floor, two double glazed windows, wall lighting and central pendant, electrical sockets, TV point. Display shelving. Whilst this

room is currently utilized as a bedroom, the original use of this room was as a lounge. The room is of a good size and the layout is such that the room has the potential to be divided into two if required (subject to any necessary consents).

Bedroom Two

Aspect to the front, double glazed window, Built in wardrobe unit with cupboard storage above. Radiator.

Kitchen

Karndean flooring, part tiled walls. Brick facia fireplace and chimney stack with oak mantel. Fitted kitchen with ample wall, base units and drawers including wall hung display unit with wine rack storage. Wood effect laminate worksurface, one and a half bowl enamel sink unit with drainer and ornate style mixer tap. Neff induction hob and built in under counter Neff double oven. Under counter fridge and freezer (not integrated), integrated Miele dishwasher and plumbing for washing machine. Double glazed window with rear aspect, doorway access to a large family room.

Family Room

Spacious family room with exposed beams to the vaulted ceiling. Brick fireplace surround and hearth housing a woodburner with external flue (not used by the current vendor and not believed to be in a working order). Multiple double glazed window units overlooking the rear garden. Wood effect UPVC 'French door' leading to the patio area and garden. Further wood effect UPVC door (part double glazed) providing additional access to the garden and hard standing leading to the side gate, oil boiler and oil tank. Tiled flooring.

Rear Garden

Mature secluded sizable garden laid mainly to lawn bordered by mature shrubs. Garden pond with external electrical point providing power. Area if patio adjacent to the property. Trellis area behind which sits a greenhouse with further accessible power point. Side area of hard standing leading to gateway access to the front garden, the oil boiler and oil tank (which services the oil central heating and hot water for the property). Outside tap. External wall light fittings. Water treatment plant. (This property is not on mains drainage). The garden is enclosed by garden fencing and there is a timber garden shed to the rear border.

Front Garden

Mature garden laid mainly to lawn with mature shrub border and impressive fir tree. Pergola area adjacent to the side gate access to the back garden. Area of block paving adjacent to the rear of the garage/workshop and at the rear access door. Block paved steppingstone path to the pergola area and side gate. Front aspect border of post and rail fence and gate leading to the block paved driveway.

Double Garage / Workshop

A large brick built detached building with tiled pitched roof. Vehicular access to the front by two sets of double opening wooden doors. Power and light. Double glazed window to the rear. Rear door pedestrian access.

Driveway

To the front a block paved driveway providing ample space for parking multiple vehicles.

EPC: D.

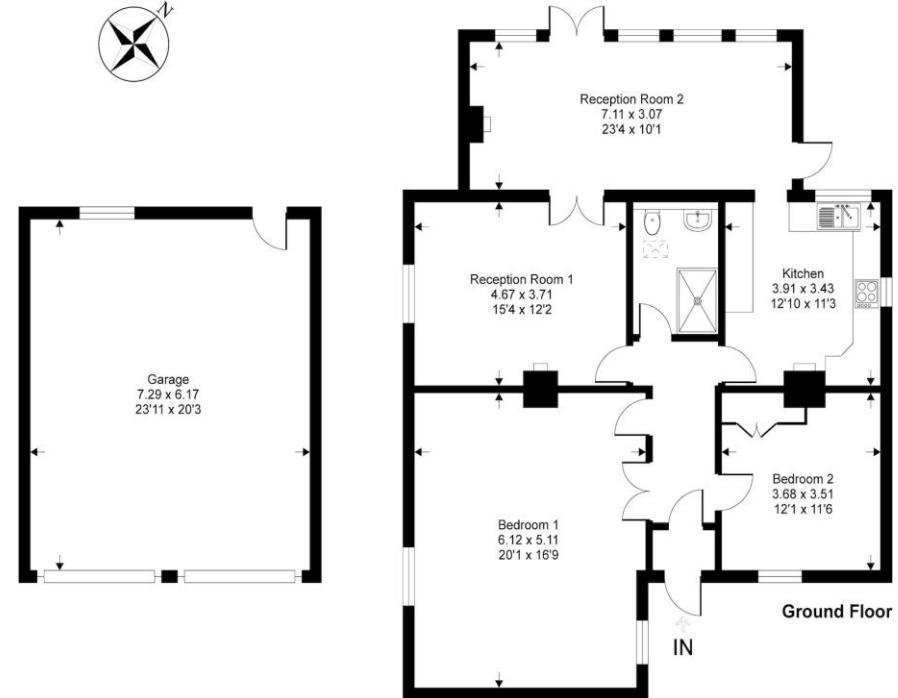
Council Tax: E.





Coneyhurst Road, RH14
 Approximate Gross Internal Area = 114 sq m / 1229 sq ft
 Approximate Garage Internal Area = 45 sq m / 484 sq ft
 Approximate Total Internal Area = 159 sq m / 1713 sq ft





The floor plan illustrates the layout of the property. It includes a Garage (7.29 x 6.17, 23'11 x 20'3) on the left, a long corridor, Reception Room 1 (4.67 x 3.71, 15'4 x 12'2), a Kitchen (3.91 x 3.43, 12'10 x 11'3) with a sink and oven, a central hallway, Bedroom 1 (6.12 x 5.11, 20'1 x 16'9), Bedroom 2 (3.68 x 3.51, 12'1 x 11'6), and Reception Room 2 (7.11 x 3.07, 23'4 x 10'1) on the right. The plan is labeled 'Ground Floor' and includes an 'IN' arrow pointing into the property.

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

Managing Director:
Marcel Hoad

