



23, Frenches Mead | Billingshurst | West Sussex | RH14 9LE





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£490,000

A substantial family house situated in the sought after location of Frenches Mead in a tucked away position at the rear of an open green. The property's location is renowned for its easy access to the High Street with the local schools, leisure centre and railway station also very accessible. The house has been lovingly maintained and enlarged. The rear garden is undoubtedly another main feature of this property being of a very good size with numerous areas of lawn, extensive planting, and a large vegetable garden. Parking is excellent with a very good size drive leading to the garage. The property has been enlarged and this includes a second floor extension incorporating a bedroom and shower room. There is a re-fitted kitchen with an extensive range of units and granite work surfaces.



Entrance Porch

Replacement front door with double glazed leaded light insert, leading to:

Hall

Wood effect vinyl floor covering, radiator, turning staircase to first floor with double glazed window to side, understairs cupboard, door to:

Dining Room

Outlook over rear garden with double glazed double opening doors, fire surround with open grate and raised hearth, wood effect vinyl floor covering, radiator, door to:

Kitchen

The good sized kitchen has been re-fitted with an extensive range of units incorporating granite work surfaces comprising: marble work surface with matching up-stand and inset twin bowl enamel sink with mixer tap, integrated fridge, integrated dishwasher, base cupboards and drawers, several further matching work surfaces with fitted Range cooker with extractor hood over, further base cupboards and drawers, tall eye-level storage units, concealed gas fired boiler, wood effect vinyl floor, radiator, double glazed windows, door to:

Sitting Room

Two double glazed windows, wood effect vinyl floor, radiator, brick fireplace with matching display plinth to side, display recess.



Rear Lobby/Utility

Situated off the kitchen, this handy room has a tiled floor, plenty of spaces for hanging coats, a large recess with space and plumbing for washing machine with large shelf over. Towards the rear is an additional utility area which currently houses a large chest freezer and there is a work surface with base cupboards beneath and space for a domestic appliance, single glazed windows. There are two doors, one gives access to the drive and garage and the other door gives direct access to the garden.

First Floor Landing

Turning staircase leading to second floor, double glazed window with outlook to front over green, radiator, shelved cupboard.

Bedroom One

Radiator, double glazed window, overstairs cupboard.

Bedroom Two

Radiator, double glazed window with outlook over green, airing cupboard housing hot water tank.

Bedroom Three

Radiator, double glazed window.

Bathroom

White suite comprising: panelled bath with mixer tap, vanity unit with wash hand basin and antique style mixer tap having storage under, concealed cistern w.c., radiator, double glazed window.

Second Floor Landing

Access to loft space with a skylight window, being mostly boarded.

Bedroom Four

Large double glazed window overlooking the rear garden and surrounding roof tops. Radiator, access to eaves.

Shower Room

Tiled shower cubicle with electric mixer shower, pedestal wash hand basin with mixer tap, w.c., chrome heated towel rail, double glazed window.

The property is approached by a substantial drive providing off the road parking for numerous vehicles and there is a turning point.

Garage

Up and over door, power and light, single glazed window, door at the rear giving access to the garden.

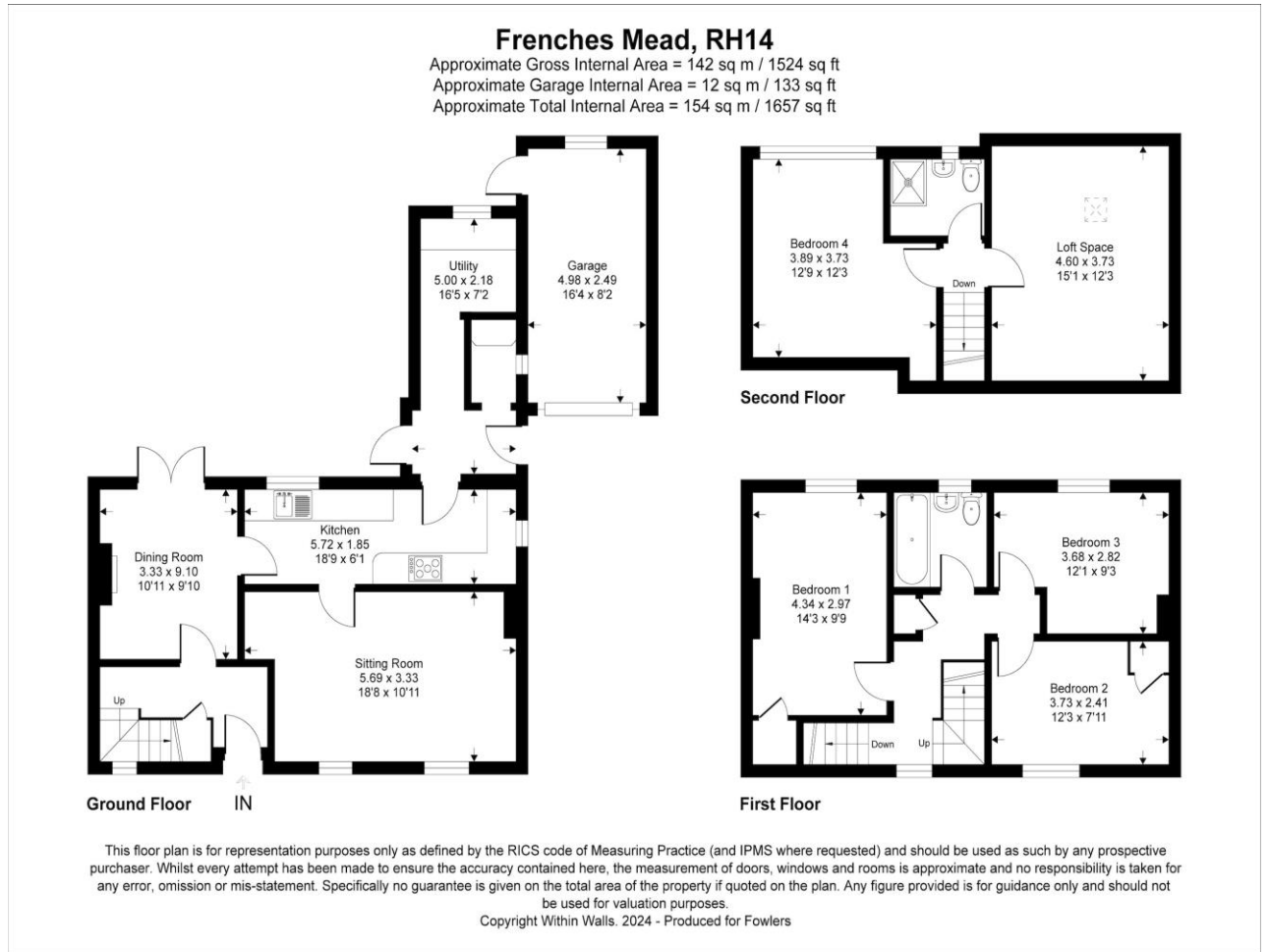
Front Garden

Good sized front garden setting the property nicely back from the Crescent. The garden has an area of lawn and there are flower and shrub borders.

Rear Garden

The substantial rear garden is a tremendous feature of the property and consisting of a large brick paved patio adjacent the property with a small crazy paved path leading to the garage. Two steps leading to a further area of garden with a winding path passing flower beds and this leads to several areas of lawns with extensive planting including numerous flowers and shrubs and a good sized vegetable garden, garden shed, seating area and to the side of the garage is a shingled area with a wide path which is a handy place for storage or keeping the rotary washing line.





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



Managing Director:
Marcel Hoad

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