



30, Rhodes Way | Billingshurst | West Sussex | RH14 9ZN

 **FOWLERS**
ESTATE AGENTS



30, Rhodes Way

Billingshurst | West Sussex | RH14 9ZN

£550,000 GUIDE PRICE

A detached four bedroom family house built by Charles Church to a very high degree of efficiency. The vendors have enhanced this finish with the addition of air conditioning to the first floor making this a very comfortable and efficient home in all weather conditions. The property also has upgraded flooring with a combination of Amtico and Karndean vinyl floor coverings throughout with a life time product warranty. The owners have also converted the garage into a family room which is insulated and has underfloor heating. Parking is directly at the front with a wide drive giving space for at least 2 vehicles. The garden has been fully landscaped with a large patio adjacent the house having timber posts in place allowing the sunshade sail to be erected when shade is preferred, beyond the patio are two areas of artificial lawn keeping hard maintenance at bay.



Hall

Karndean floor covering, turning staircase to first floor, radiator.

Cloakroom

White suite comprising: w.c., wash hand basin with tiled splash back, Karndean flooring, radiator, spot lights, extractor fan.

Living Room

Double glazed window with fitted venetian blind, radiator, Karndean floor covering.

Family Room

Karndean flooring with under floor heating, space for wall mounting of TV with concealed cabinet under for electrical equipment (Building regulations approval was not sought for this conversion).

Store Room

To one corner of the family room is a concealed door giving access to this hidden away room with Karndean flooring, spot lights and numerous power points.

Kitchen/Dining Room

This magnificent room runs the full width of the property with a large dining area having double glazed double opening doors leading directly out onto the garden. The entire room has Karndean flooring and there is an extensively fitted kitchen comprising: worksurface with inset sink unit having mixer tap and base cupboards under, integrated dishwasher, space

and plumbing for fridge and tumble dryer, further matching worksurface with inset four ring gas hob having glazed splash back and extractor hood, integrated double oven, base cupboards and drawers, space for large fridge/freezer with storage above, eye-level cupboards, concealed gas fired boiler, further double glazed window.

Landing and Loft Room

A large square landing with Karndean flooring, deep linen cupboard, large access to roof space via pull down ladder. The loft has been boarded, has an excellent head height and plenty of fixed shelves.

Bedroom One

Double glazed window with fitted venetian blind, radiator, vents for air conditioning, modern timber slatted full height headboard with contemporary bedside lights, additional double glazed window with fitted venetian blind, fitted wardrobe, door to:

En-suite Shower

Large shower cubicle with mixer shower, pedestal wash hand basin with mixer tap, w.c., chrome heated towel rail, Amtico flooring, double glazed window with fitted venetian blind, extractor fan, spot lights.

Bedroom Two

Karndean floor covering, radiator, double glazed window, vent for air conditioning.

Bedroom Three

Double glazed window with fitted venetian blind, radiator, Karndean flooring, air conditioning vent.

Bedroom Four

Karndean floor, radiator, double glazed window with fitted venetian blind.

Family Bathroom

White suite comprising panelled bath with mixer tap, electric mixer shower and glazed shower screen, pedestal wash hand basin with mixer tap, w.c., Amtico flooring, chrome heated towel rail, spot lights, extractor fan, double glazed window.

Drive and Parking

To the front of the property is a drive providing off the road parking for several vehicles.

Rear Garden

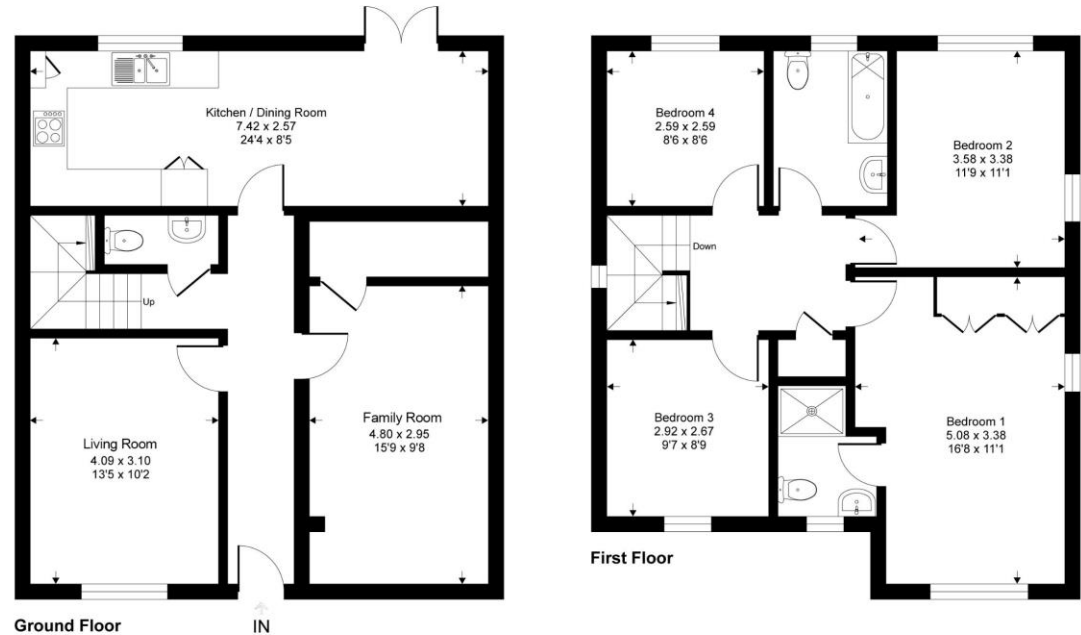
The landscaped garden has a southerly aspect and consists of a good sized patio adjacent the property with posts positioned for the erection of a sunshade sail for days when shade from the summer sun is preferred. A wide path runs along the side of the property and leads to a gate for side access. The remainder of the garden consists of artificial lawn with several flower beds edging and there is a timber garden shed. The garden is surrounded by close boarded timber garden fencing with timber trellis panels and several climbing plants.



EPC RATING=B
COUNCIL TAX =F
ANNUAL ESTATE CHARGE=
£500.00 APPROX



Rhodes Way, RH14
 Approximate Gross Internal Area = 128 sq m / 1376 sq ft



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



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