



57, Groomsland Drive | Billingshurst | West Sussex | RH14 9HB





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£425,000

Situated in the sought after location of Groomsland Drive which is a no-through road widening at the end with a wide open green space for the enjoyment of residents. The property is a spacious family home with gas fired central heating and double glazing and has been loved by the owners for many years but is now ready for a certain amount of updating. The hall leads to a lounge with wood burning stove, a large opening leads to the dining room. The kitchen/breakfast room is of a good size. There is also a rear lobby and cloakroom. The first floor landing gives access to the three large bedrooms which are all capable of taking a double bed and the original bathroom is now a shower room though this could be re-instated if required. To the front of the property is a large drive giving plenty of parking and the good sized rear garden is ideal for a family.



Entrance

Replacement front door, to:

Hall

Turning staircase to first floor with double glazed window at half landing, understairs cupboard, radiator, door to:

Living Room

Double glazed window, wooden fire surround with inset wood burner and raised hearth, large opening through to:

Dining Room

Outlook over rear garden with double glazed double opening doors, radiator, door to:

Kitchen (also approached via hall)

Double drainer stainless steel sink with space under for domestic appliances, worksurface with base cupboards and drawers beneath and double eye-level unit above, space for cooker, space for breakfast table, double glazed window, radiator, gas fired boiler, double glazed window, larder with double

glazed opening window.

Rear Lobby

Part double glazed door leading to outside.

Cloakroom

High level flush, double glazed window.

Landing

Double glazed window, access to roof space, airing cupboard housing lagged hot water tank.

Bedroom One

Double glazed window, radiator.

Bedroom Two

Double glazed window, radiator.

Bedroom Three

A large double room with double glazed window.

Shower Room

This used to be a bathroom and could be re-instated if preferred. Comprising: large shower cubicle with mixer shower, pedestal wash hand basin, w.c., double glazed window, electric heater.

Outside and Drive

The property is approached via a wide private drive providing plenty of parking and a path runs along the side of the property and leads to a good sized brick built store.

Front Garden

The property is set back from the road with a good sized front garden being almost entirely laid to lawn.

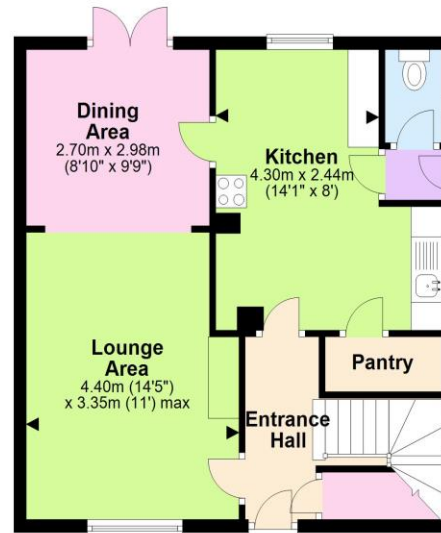
Rear Garden and Store

The good sized rear garden consists of an area of decking adjacent the property with the remainder of the garden almost entirely laid to lawn with a wide concrete path leading from the decking to a garden store.

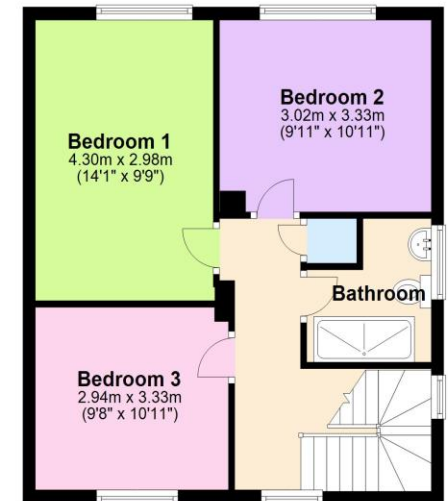
EPC RATING=D.
COUNCIL TAX BAND=D.



Ground Floor
Approx. 47.5 sq. metres (511.8 sq. feet)



First Floor
Approx. 47.3 sq. metres (508.8 sq. feet)



Total area: approx. 94.8 sq. metres (1020.5 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



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



Managing Director:
Marcel Hoad

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