



7, Rhodes Way | Billingshurst | West Sussex | RH14 9ZL

 **FOWLERS**
ESTATE AGENTS



7, Rhodes Way

Billingshurst | West Sussex | RH14 9ZL |

£340,000.

This superb two-bedroom home was built in 2018 by Charles Church to the "Alwick" design. This lovely home forms part of the Amblehurst Green development. Still offering the remainder of the NHBC warranty this home is beautifully presented, with high specification fixtures and fittings on offer throughout. The hall leads to the living room with an outlook to the front, there is an extensively fitted kitchen/dining room with integrated double oven and gas hob. Completing the ground floor accommodation is a cloakroom and large under stairs cupboard. On the first floor are two double bedrooms with a bathroom. The master bedroom benefiting from an en-suite shower room.

The landscaped rear garden has a full width patio adjacent the house leading to an area of lawn with a raised decked area towards the rear. An impressive summer house sits to the side of the patio with insulation to the floor and ceiling and has power and light. A gate takes you to the large parking which is directly alongside the house with an area of lawn adjacent and a car charging point.

Front door with double glazed insert, leading to:

Hall

Amtico floor, staircase to first floor, radiator.

Cloakroom

Wash hand basin with mixer tap and tiled splash back and mirror fronted medicine cabinet over, w.c., Amtico flooring, radiator, double glazed window.

Lounge

Aspect to the front with double glazed window and fitted venetian blind, radiator, understairs cupboard, thermostat for heating, door to:

Kitchen/Dining Room

Running the full width of the house with a good sized dining area and an extensively fitted kitchen comprising: worksurface with inset one and a half bowl stainless steel sink unit with base cupboard under, space for dishwasher, further matching worksurface with inset four ring gas hob with stainless steel splash back behind and extractor hood over hob, integrated double oven with base cupboards to either side, space and plumbing for washing

machine, space for tall fridge/freezer, eye-level cupboards, concealed gas fired boiler. In the dining area there are double glazed double opening doors with fitted blinds leading to the garden, additional double glazed window with fitted venetian blind, Amtico flooring, spot lights.

Landing

Access to part boarded loft space.

Bedroom One

Double glazed window, radiator, door to:

En-suite Shower

Tiled shower cubicle with mixer shower having drench head, pedestal wash hand basin with mixer tap, heated mirror with light, w.c., radiator, Amtico floor, spot lights.

Bedroom Two

Two double glazed windows, both with fitted venetian blind, radiator, cupboard over stairs, thermostat for heating.

Bathroom

Suite comprising: panelled bath with twin hand grips and mixer tap, pedestal wash hand basin with mixer

tap, w.c., Amtico floor covering, chrome heated towel rail, double glazed window, extractor fan, spot lights.

Drive and Parking

Situated to the side of the property is a particular large drive providing parking for several vehicles and there is a car charging point.

Front and Side Garden

To the front of the property there is an area of garden with a Laurel hedge and this continues to the side of the property where there is a further area of lawn with a Laurel hedge to the front.

Rear Garden and Summerhouse

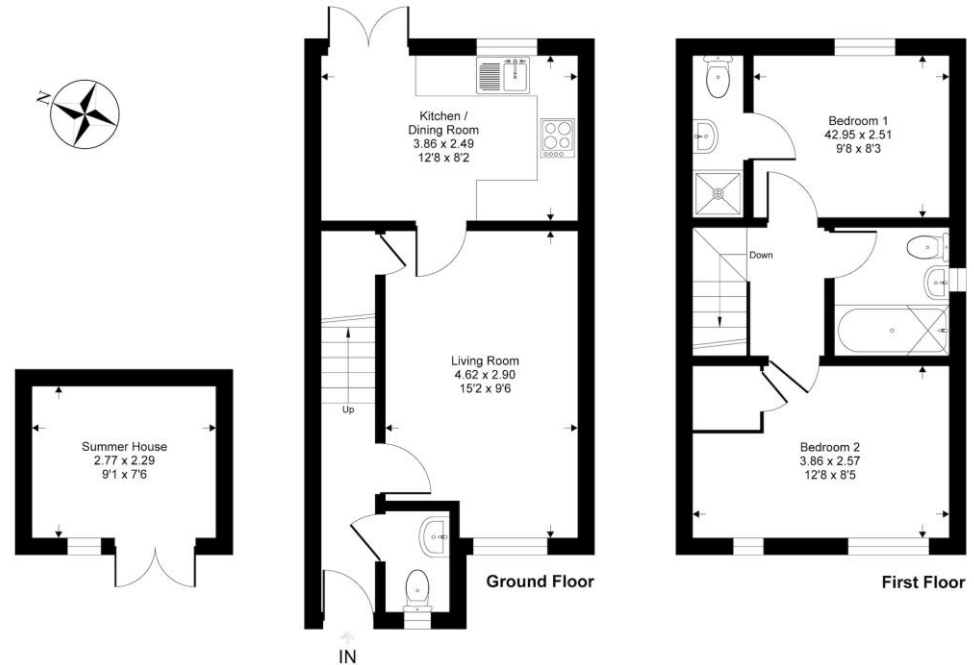
The landscaped garden consists of a full width patio adjacent the property with a matching path leading to a summerhouse with an insulated floor and roof and having power and light. The remainder of the garden consists of an area of lawn with a raised decked area towards the rear boundary and there is an area to the side of the summerhouse that is an idea area for storage. From the garden is a gate leading to the parking.





Rhodes Way, RH14

Approximate Gross Internal Area = 58 sq m / 627 sq ft
 Approximate Outbuilding Internal Area = 6 sq m / 68 sq ft
 Approximate Total Internal Area = 64 sq m / 695 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.

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Approx. Annual Estate Charge= £420.00

**Council Tax= C.
EPC Rating= B.**



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



**Managing Director:
Marcel Hoad MRICS**

Fowlers 74 High Street, Billingshurst, West Sussex, RH14 9QS www.fowleronline.co.uk billingshurst@fowleronline.co.uk 01403 786787

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