



Thyme Cottage, Myrtle Lane | Billingshurst | West Sussex | RH14 9SG





Thyme Cottage, Myrtle Lane

Billingshurst | West Sussex | RH14 9SG

£350,000

Thyme Cottage is a well presented, characterful property situated in a location convenient for access to the amenities of Billingshurst including the mainline train station which offers services to London Victoria, Gatwick and towards the coast.

Located amongst a small development of ten properties, the well-proportioned home benefits from many character features including a BAY WINDOW to the living room and SASH STYLE DOUBLE GLAZED windows throughout. The front boundary is noted by a brick pillared and wrought iron garden wall that adds to the character of the property. An entrance canopy leads to the front door which opens to the hall with a cloakroom directly in front of you. The LARGE LIVING ROOM has a bay window and to one corner is a turning staircase leading to the first floor. The kitchen/dining room runs the full width of the property and has an EXTENSIVELY FITTED KITCHEN with numerous built-in appliances with space for a good-sized dining table. From the dining area, double glazed double opening doors lead directly to a patio and the garden. The first-floor landing gives access to two double bedrooms with the master bedroom having full length FITTED WARDROBES. The bathroom has a full suite including a separate shower cubicle. To the outside there are two allocated parking spaces directly to the rear and a pleasant garden.

This desirable home is being sold with NO ONGOING CHAIN and would appeal to the many, including first-time buyers, those wishing to downsize or investor Landlords.



Entrance Canopy

Front door with double glazed insert leading to:

Hall

Radiator.

Cloakroom

Concealed cistern w.c., pedestal wash hand basin, tiled floor, radiator.

Living Room

Bay with double glazed windows, two radiators, turning staircase to first floor with understairs cupboard.

Kitchen/Dining Room

Running the full width of the property with plenty of space for a good sized dining table. Extensively fitted kitchen comprising: worksurface with inset one and a half bowl single drainer sink unit with base cupboards under, space for washing machine, one base cupboard has concealed plumbing for a dishwasher. Further matching worksurface with

base cupboards and drawers, inset four ring gas hob with stainless steel splash back and extractor hood over, integrated oven, integrated fridge/freezer, range of eye-level units, tiled floor, radiator, double glazed window with fitted blind, double glazed double opening doors with fitted blinds leading to garden.

Landing

Radiator, access to roof space.

Bedroom One

Full length fitted wardrobes with mirror fronted sliding doors, radiator, double glazed window with fitted blind.

Bedroom Two

Radiator, double glazed window with fitted blind, cupboard housing gas fired boiler and pressurised hot water tank.

Bathroom

White suite comprising: shaped and panelled bath

with twin hand grips and mixer tap, wash hand basin with mixer tap, shower cubicle with mixer shower, concealed cistern w.c., part tiled walls, tiled floor, chrome heated towel rail, shaver point, recessed spot lights.

Two Parking Spaces

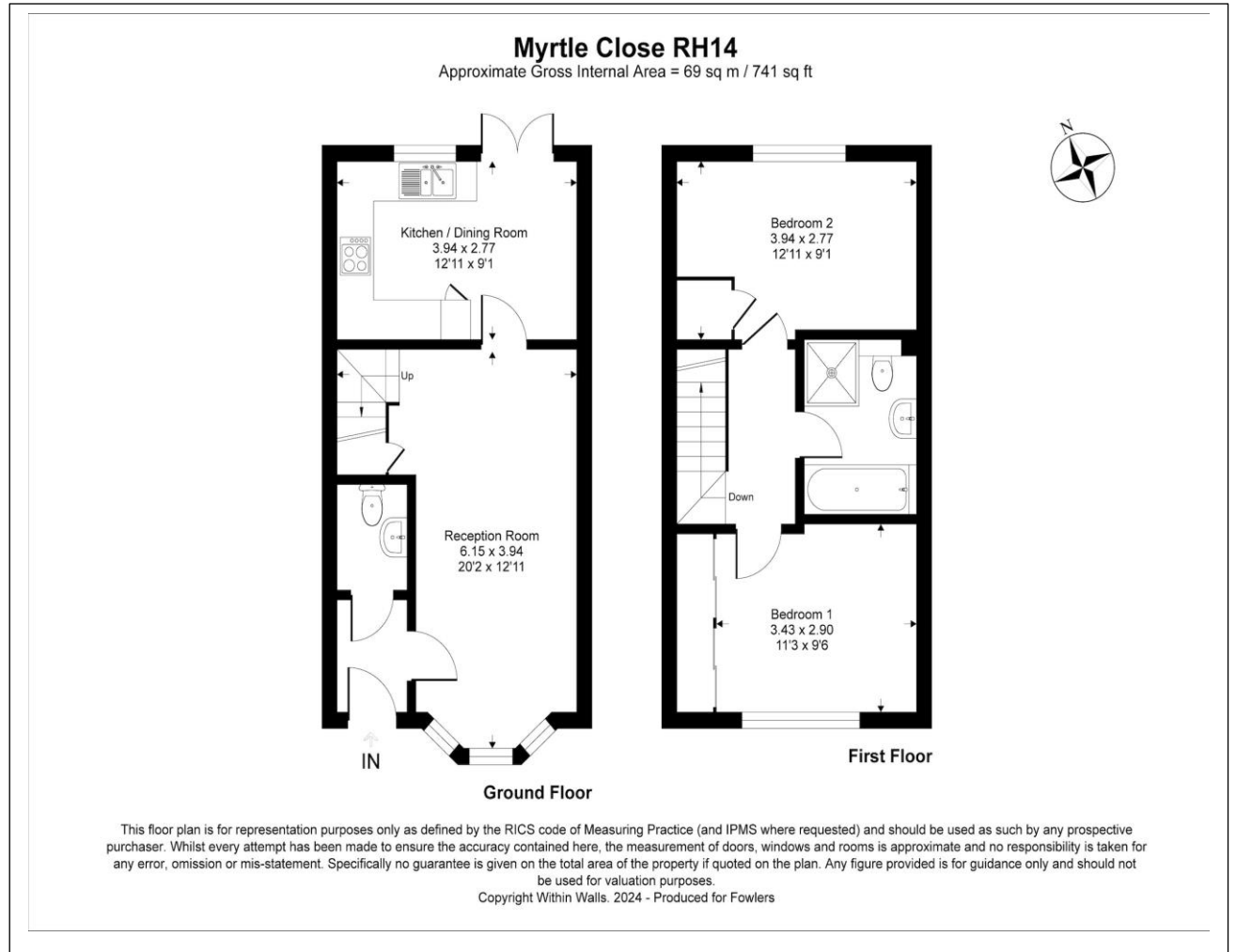
Situated directly at the rear of the garden and can be approached via the garden gate.

Garden

Consisting of a patio adjacent the property with a path running along the full length of the garden passing shingled areas on either side leading towards the rear boundary where there is a further patio with raised flower bed, gate to parking spaces.



EPC RATING=C.
COUNCIL TAX= D.
ESTATE CHARGE= £260.00



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Managing Director:
Marcel Hoad

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