



5, Saville Gardens | Billingshurst | West Sussex | RH14 9RR

 **FOWLERS**  
ESTATE AGENTS





## 5, Saville Gardens,

Billingshurst | West Sussex | RH14 9RR

O.I.E.O £380,000

This extended family house is situated in a tucked away corner of Saville Gardens on a good sized plot giving generous gardens to both the rear and side. The property's accommodation has been extended on the ground floor to give a large double aspect living room, large dining room, separate study, well fitted kitchen and good sized utility room. The ground floor also has a cloakroom. To the first floor there are three bedrooms and a family bathroom. Saville Gardens is ideally located for access to the local schools; with the railway station and leisure centre all within a short walking distance of the property. The village High Street is also easily accessible.



### Entrance Hall

Wood block floor, radiator, deep cupboard.

### Cloakroom

W.C., corner wash hand basin, heated towel rail, tiled floor, double glazed window.

### Dining Room

Aspect to front, large double glazed picture window, wood block floor, radiator, door leading to staircase to first floor.

### Living Room

Double aspect room with fire surround, gas fire and raised hearth. Double glazed sliding patio doors to garden, double glazed double opening doors leading to outside, radiator.

### Kitchen

The kitchen comprises: worksurfaces with inset sink unit having base cupboards under, space and plumbing for dishwasher, further matching worksurface with inset four ring gas hob having stainless steel and glass extractor hood over, base cupboards and drawers, cooker unit with integrated double oven with storage above and below, range of eye-level cupboards, heated towel rail, double glazed window, part double glazed door leading to outside.



### Utility Room

This large room is very well fitted with worksurface with inset sink unit, base cupboards and drawers, space and plumbing for domestic appliances and space for tall fridge/freezer, eye-level cupboards, wall-mounted gas fired boiler, double glazed window, understairs cupboard.

### Study

(Approach via Living Room)

This room has a double aspect with two double glazed windows, radiator.

### Landing

Access to roof space via pull down ladder, cupboard over stairs. Roof space is boarded.

### Bedroom One

Double glazed window, radiator.

### Bedroom Two

Radiator, double glazed window.

### Bedroom Three

Radiator, double glazed window.

### Bathroom

White suite comprising: panelled bath with mixer tap, mixer shower over bath with curtain and rail, pedestal wash hand basin with mixer tap, w.c., heated towel rail, shaver point, double glazed window.

### Garage

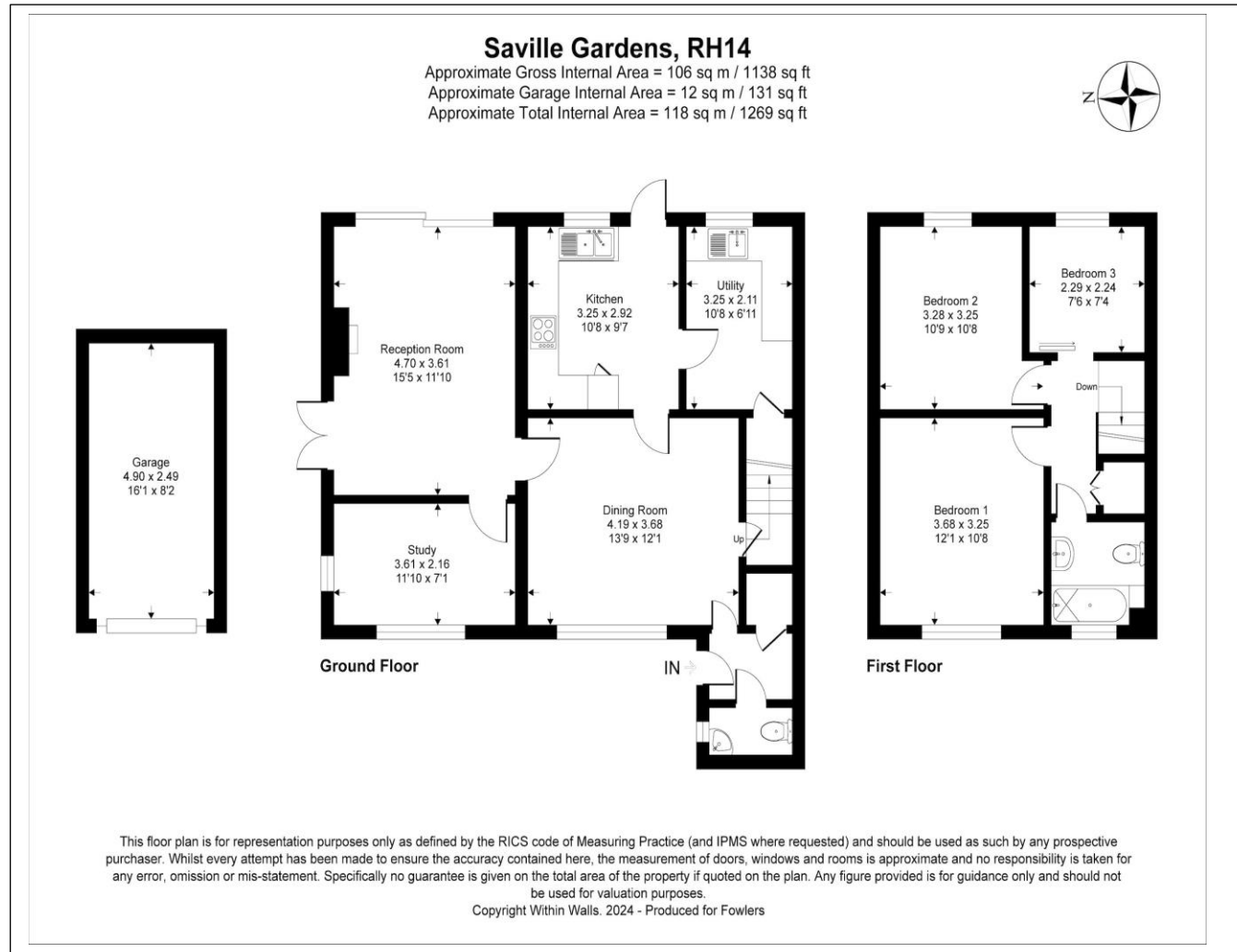
Situated in a compound at the entrance of Saville Gardens.

### Gardens

As the property is situated in a tucked away location right at the end of Saville Gardens, this means there is a good sized area of ground encompassing two sides of the property. In more detail, adjacent the rear of the property is a large patio which leads to a good sized area of lawn with mature flower and shrub borders. A path continues along the side of the property with a brick retaining wall to one side and well stocked flower borders. There is a side garden with further area of lawn, numerous flowers and shrubs and timber garden store in need of some repair and a gate gives side access.

**EPC RATING=C**  
**ANNUAL ESTATE CHARGE**  
**APPROX=£268.00**  
**COUNCIL TAX BAND=C**





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



Managing Director:  
Marcel Hoad

Fowlers 74 High Street, Billingshurst, West Sussex, RH14 9QS [www.fowleronline.co.uk](http://www.fowleronline.co.uk) [billingshurst@fowleronline.co.uk](mailto:billingshurst@fowleronline.co.uk) 01403 786787

**Important Notice**

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

- Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.
4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.