



15, Blackthorn Avenue

Billingshurst | West Sussex | RH14 9GW

£375,000

A lovely home constructed in 2014 in this modern development to the south side of Billingshurst village. Within walking distance is the primary school, secondary school and mainline station to Gatwick and London. The property benefits from well-proportioned rooms starting with a roomy entrance hall and doors off to the downstairs cloakroom, kitchen breakfast room and lounge/diner, which has French doors leading out on to a patio and garden, with a gate to allow rear access. Upstairs the bedrooms and bathroom lead off from the generous landing. The main bedroom has fitted wardrobes and ensuite. The property with installed solar panels to the roof, is well presented and provides well designed accommodation. There is allocated parking.







Entrance

Front door with two double glazed inserts and porch over.

Hall

Fitted entrance coir mat, radiator.

Cloakroom

Sink with mixer tap and mirror over, tiled splashback, radiator, floating WC with tiling behind, tiled floor, double glazed window, extractor fan.

Kitchen/breakfast room

Comprising of a number of eye level units with spotlights under, ample worktops with upstand, one and a half bowl sink and stainless-steel drainer, four ring gas hob, integrated electric oven, integrated fridge freezer, space for washing machine, integrated dishwasher. Several undercounter cupboards and drawers, downlighters, radiator, double glazed window to front.

Lounge/diner

Double glazed French doors leading out onto patio, double glazed window, two radiators, spacious under stairs cupboard with light.

Landing

Spacious landing with loft hatch, door to airing cupboard housing hot water tank.

Bedroom One

Fitted wardrobes, radiator, double glazed window, door leading to ensuite.

Ensuite

Comprising of fitted shower with mixer tap, floating WC, sink with mixer tap and mirror over, towel rail, tiled floor, double glazed window, downlighters and extractor fan.

Bedroom Two

Double glazed window, radiator.

Bedroom Three

Double glazed window, radiator.

Bathroom

Comprising of floating WC, sink with mixer tap, panelled bath, riser rail and shower with mixer tap, glass shower screen, towel rail, down lighters, extractor fan.

Rear garden

Patio with path leading to rear gate, area of lawn, raised beds, bin area and shed.

Front garden

Laid mainly to lawn, with some planting and a central pathway leading to front door.

Parking

There is allocated parking for two cars.

EPC RATING=A

COUNCIL TAX=D

MANAGEMENT COST = approximately £428pa

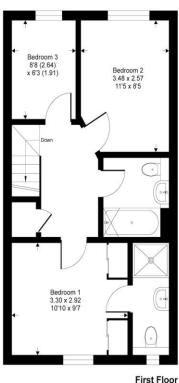


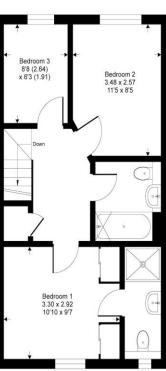


Blackthorn Avenue, RH14

Approximate Gross Internal Area = 81 sq m / 874 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.

Copyright Within Walls. 2024 - Produced for Fowlers



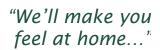








Fowlers 74 High Street, Billingshurst, West Sussex, RH14 9QS www.fowlersonline.co.uk billingshurst@fowlersonline.co.uk 01403 786787





- 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.

 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.

- 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. 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.









