



17, Morris Drive | Billingshurst | West Sussex | RH14 9ST

 **FOWLERS**
ESTATE AGENTS



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£485,000 GUIDE PRICE

An extended end of terrace house, situated on the popular Penfold Grange development. The hall leads to a very good-sized Living Room with fireplace and double opening doors leading to a Dining Room with bay window, vaulted ceiling and bifold doors on to the terrace and garden. The kitchen is superbly fitted with granite work tops and many integrated appliances including twin ovens, twin fridges and freezers, microwave, coffee maker, washing machine and dish washer. The ground floor also has a cloak room leading to a WC. On the first floor the spacious landing gives access to 3 good sized Bedrooms and a generous sized Bathroom that is beautifully fitted with a suite that includes a tiled shower cubicle as well as the shaped bath. To the outside the gardens have been landscaped to a very high degree and include hard landscaping with pathways and terracing, shaped lawns, and a wealth of flowers and shrubs. The majority of the rear garden has an outlook over a neighbouring copse that gives an excellent degree of seclusion. A Garage is situated close to the property with the drive to the front giving parking for a further 2 cars.



Hall.

Front door with double glazed inserts, radiator, stairs to first floor.

Lounge. 23'08 x 9'05

Polished limestone fire surround with matching hearth and inset gas fire, display alcove, 2 radiators, double glazed window, under stairs cupboard, double opening doors to:-

Dining Room. 17'01 x 7'10

Double aspect making for a very light room with outlook and access to garden. Bay with double glazed windows, part vaulted ceiling, Karndean flooring, radiator, electric panel heater, double glazed bifold doors leading to outside, open plan to kitchen.

Cloak Room.

Tiled flooring, coat hooks, wall mounted gas fired boiler, door to:-

WC.

WC, wash hand basin, radiator, part tiled walls, extractor fan, tiled floor.

Kitchen. 15'00 x 8'02 plus a further 4'01 x 5'11

Extensively fitted with numerous integrated appliances including twin ovens, twin fridges and freezers, and granite work surfaces. Comprising: - Work surface with twin bowl enamel sink. Mixer tap with water softener, base cupboards, integrated dish washer, 5 ring gas hob with base cupboards

and drawers beneath, stainless steel extractor hood, integrated washing machine. Retractable spice drawers, twin integrated fridges both with integrated freezers under, further granite work surface with base cupboards under, twin integrated ovens, microwave and coffee maker, eye level units, Karndean flooring, double glazed windows, radiator, stable door with canopy leading to outside.

First floor landing,

Access to roof space which is partially boarded, pulldown ladder. Shelved linen cupboard.

Bedroom 1. 14'11 x 8'01

Built in double and single wardrobe, radiator, and double glazed window.

Bedroom 2. 10'04 plus wardrobe depth of 2'00 x 8'03

Full length fitted wardrobes, airing cupboard, radiator, double glazed window.

Bedroom 3. 8'00 x 6'03

Radiator, double glazed window.

Bathroom.

White suite comprising:- tile panel shaped bath with central mixer tap and hand held shower, twin chrome heated towel rails, tiled shower cubicle vanity unit with inset wash hand basin having storage under, mixer tap, large mirror, WC, double glazed window, extractor fan.

Outside.

Front Garden.

The house is approached by a wide path with brick edging having flower beds to either side, gate with wide side access leading to:-

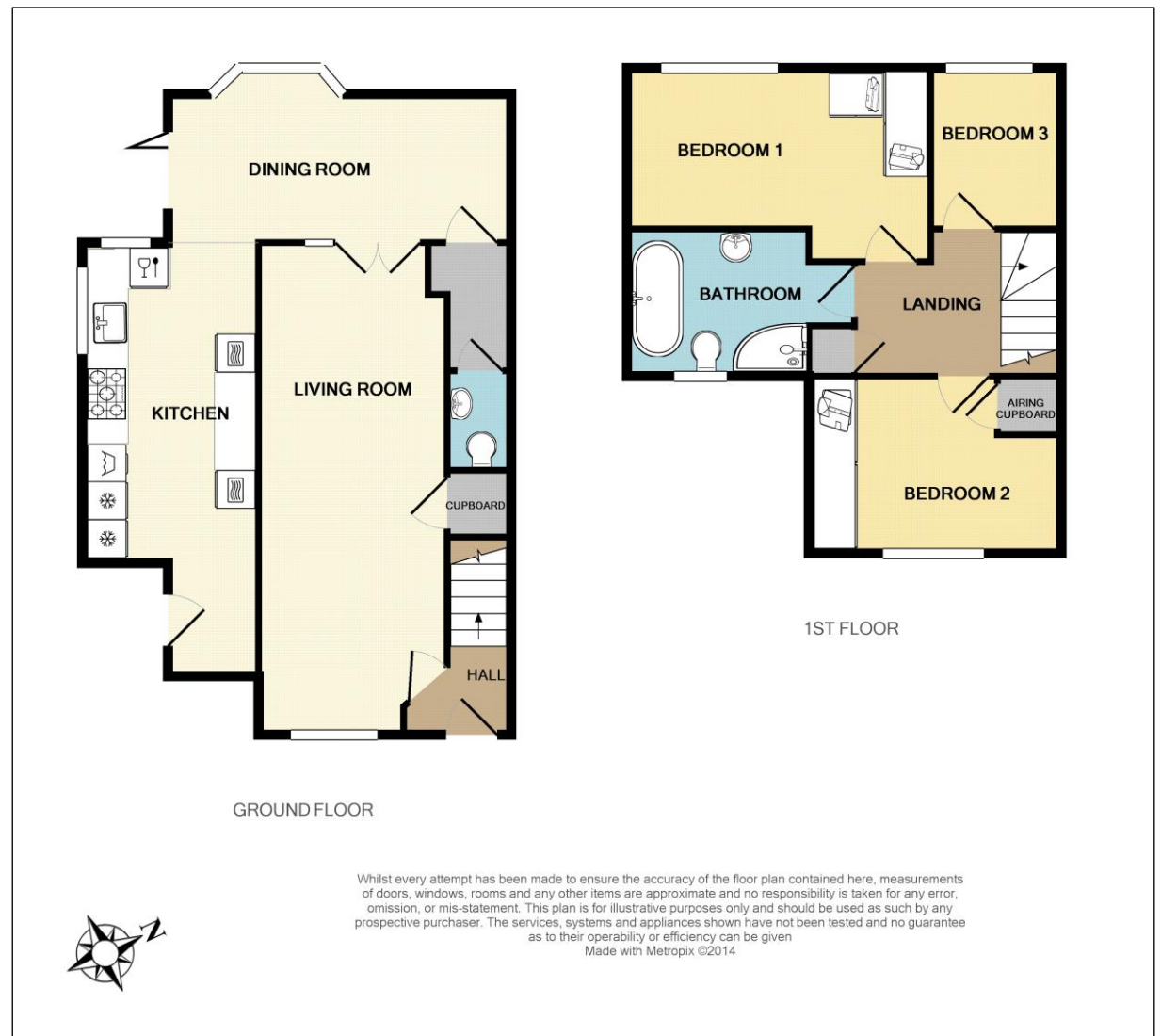
Rear Garden.

Terrace with store for garden equipment, path passing an area of lawn with flower beds leading to a further patio that can be accessed by the dining room, further lawn with shaped edges and well stocked flower borders, summer house. The garden is enclosed by close boarded timber fencing and the majority looks out onto a small adjacent copse providing a very good degree of seclusion.

Garage and Parking.

Situated nearby, brick construction beneath a pitched and tiled roof. The drive to the front gives additional parking for 2 cars.

EPC RATING=C
COUNCIL TAX BAND=E



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



Managing Director:
Marcel Hoed

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