



21 Challen Street | Billingshurst | West Sussex | RH14 9FR





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**OFFERS OVER
£410,000**

An impressive and well presented two bedroom end of terrace house situated on the outskirts of Amblehurst Green in Billingshurst. This welcoming property has been significantly enhanced by its current owners who bought from new in 2020. Downstairs the property offers spacious accommodation. The redesigned kitchen provides a wonderful space for keen cooks. There is a refitted cloakroom and the comfortable lounge benefits from a log burner and bifold doors leading to the large half brick conservatory with fitted plantation shutters and roof blinds. The garden has been well designed with Rainbow Indian Sandstone slabs and houses an insulated garden office. To the front there is electric car charging point. Upstairs there are two good sized bedrooms, the master has an air conditioning unit fitted. The bathroom has been beautifully refitted providing a large walk-in shower. The loft space is boarded for additional storage.



Entrance Canopy

Front door leading to:

Hall

A spacious hall benefitting from porcelain floor tiling. There is ample room for coats and shoes and a wide staircase leading to the first floor there is a door leading to the refitted cloakroom.

Lounge

A warm comfortable space benefitting from a fitted log burner, Canadian oak flooring and bifold doors leading to:

Conservatory

An impressive half brick conservatory with optimal glass cleaning technology, fitted with plantation shutters and roof blinds and is currently used as a dining room.

Cloakroom

Incorporating a w.c. and tiled wall behind along with a sink and mixer tap with fitted vanity unit and tiled splash back to ceiling, radiator and extractor fan.



Kitchen

The kitchen is well equipped with numerous base units, drawers and wall units. The corner units are fitted with space saving carousel shelving. Integrated you will find twin ovens, washing machine, tumble dryer, dishwasher, five ring gas hob along with a butler sink and mixer tap. There is space for an American style fridge/freezer. All beautifully finished off with low level lighting. Double glazed windows and fitted plantation shutters.

Bedroom 1

Double glazed windows with fitted blackout plantation shutters, radiator, built in cupboard. Fitted air conditioning unit.

Bedroom 2

Double glazed window with plantation shutters, radiator.

Bathroom.

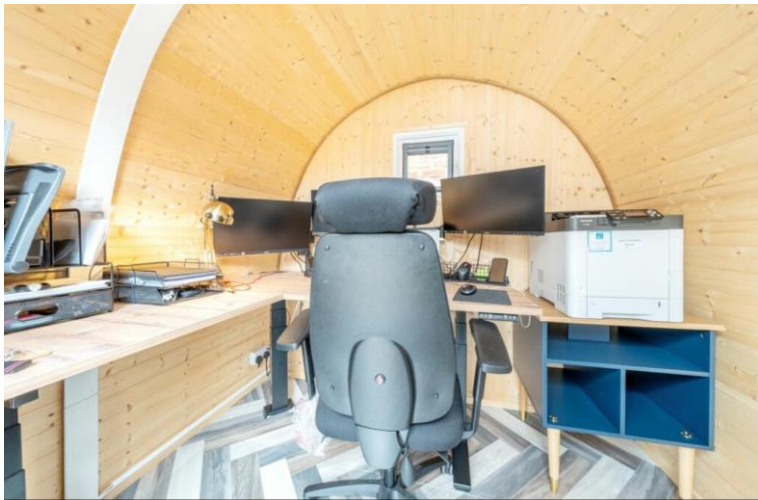
Refitted large walk-in rainfall shower with handheld attachment and riser rail and mixer tap and inset shelf. w.c. sink with mixer taps and vanity unit, towel rail, double glazed window with fitted plantation shutters.

Outside.

The beautifully designed back garden is laid with Rainbow Indian Sandstone, making this a lovely relaxing, low maintenance space. There are steps up to a terrace where a fully insulated home office pod is located. The Indian Sandstone continues to the side of the property offering plenty of additional space, there is a rear gate providing access to the front. This beautiful property also comes with two allocated parking spaces and an electric vehicle charging point

EPC RATING=B
COUNCIL TAX BAND=D
ANNUAL SERVICE
CHARGE APPROX £550





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Managing Director:
Marcel Hoad

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