



129 Berrall Way | Billingshurst | West Sussex | RH14 9PQ





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**OFFERS OVER
£375,000**

A well presented three bedroom mid-terrace house on the popular and sought after development of Penfold Grange, beautifully located and within walking distance to the schools, train station and High Street. The property itself offers spacious living accommodation. On the ground floor there is a lovely open lounge, cloakroom and kitchen/diner with French doors leading out to the garden. On the first floor, there are 3 good sized bedrooms, a family bathroom and an ensuite to the main bedroom. Outside there is generous garden with a rear gate and access to the garage via a personnel door.



Entrance Canopy

Front door leading to:

Hall

Ample room for coats and shoes. Staircase to first floor and door leading to:

Lounge

Lovely light lounge with two radiators and double glazed windows to front and understairs storage cupboard, door leads to:

Inner Hall

With door to cloakroom incorporating a w.c. with shelf above, pedestal sink with hot and cold taps and tiled splashback, radiator and extractor fan.

Kitchen

Work surface with inset one and a half sink unit with mixer tap and having base cupboards under, further work surface with inset 4 ring gas hob and integrated electric oven under, further base cupboards and

drawers, extractor hood over hob, space for fridge/freezer, small dishwasher and washing machine, double glazed window overlooking the rear garden.

Bedroom 1

Double glazed windows, radiator, built in cupboard and door to:

Ensuite

Suite comprising w.c, shower cubical with mixer tap, sink with hot and cold taps, double glazed window, shaver socket and light, extractor fan and towel rail.

Bedroom 2

Double glazed window, radiator.

Bedroom 3

Double glazed window, radiator and built in cupboard.

Bathroom.

White suite comprising: - Panel bath with mixer tap

with riser rail and shower attachment, shower curtain, pedestal hand basin hot and cold taps, w.c., towel rail, extractor fan, shaver socket and light.

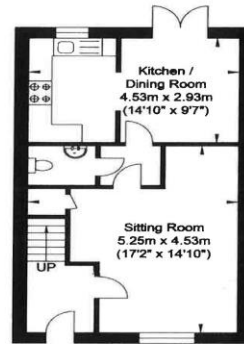
Outside.

The large back garden is laid mainly to lawn with some planting. There is a rear gate and access via a personnel door in to the garage, which has power and light and a pitched roof which is ideal for storage.

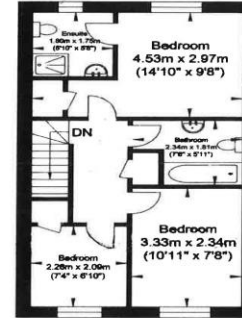
EPC RATING=C
COUNCIL TAX BAND=D



Berrall Way



Ground Floor
Approximate Floor Area
403.75 sq ft
(37.51 sq m)



First Floor
Approximate Floor Area
403.75 sq ft
(37.51 sq m)



Garage
Approximate Floor Area
173.82 sq ft
(16.13 sq m)

Approximate Gross Internal Area (Excluding Garage) = 75.02 sq m / 807.50 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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



Managing Director:
Marcel Hoed

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