



68, Coombe Hill | Billingshurst | West Sussex | RH14 9LA





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£375,000

A semi-detached house that has been extended to the rear to give a large living room with a large lantern window and double opening doors onto the garden. The kitchen is re-fitted with a fitted Range cooker. The first floor has the main bedroom, a good sized second bedroom with a door leading through to bedroom three and the bathroom has a modern white suite. The heating is gas with the ground floor having underfloor heating. To the outside there is a good sized front garden and hard standing. The wide side entrance gives access to the good sized rear garden with areas of lawn, shed and greenhouse and additional covered store. At the rear of the garden is a substantial insulated workshop that could also have several other uses, including a summerhouse.



Entrance

Replacement front door with double glazed insert, leading to:

Hall

Staircase to first floor, opening through to:

Living Room

Full width extension with a lantern window bringing in a wealth of natural light and there are double opening doors leading to the garden. Oak flooring with underfloor heating, recess with wood burner and raised hearth, recessed cupboard.

Kitchen

Aspect to the rear with a large picture window overlooking the front garden and drive. The kitchen has been re-fitted and comprises: worksurface with inset one and a half bowl single drainer sink unit with base cupboards and drawers under, space and plumbing for washing machine, space for tall fridge, further matching worksurfaces with base cupboards and drawers beneath, fitted Range cooker with stainless steel extractor hood over, eye-level cupboards, tiled floor, spot lights, radiator, understairs cupboard with shelving and

additional shelved cupboard to side.

Landing

Access to roof space via retractable loft ladder.

Bedroom One

Aspect to front, double glazed window, radiator, fitted wardrobe with additional cupboard to side.

Bedroom Two

Aspect to rear, double glazed window, radiator, door to:

Bedroom Three

Double glazed window, radiator.

Bathroom

White suite comprising: panelled bath with twin hand grips and mixer tap, mixer shower over bath with glazed screen, pedestal wash hand basin, w.c., chrome heated towel rail, double glazed window, extractor fan.

Outside

The property is set back from Coombe Hill with a good sized drive which leads to the brick pillared entrance of the property where there is a hard-standing space with a wide path to one side running along the side of the house with a wrought iron gate which eventually leads to

the front door.

Front Garden

The front garden consists of a large flower bed with an array of planting. There is a weatherproof power point and water tap.

Rear Garden

Adjacent the property is a patio with a path to one side running the length of the garden passing areas of lawn to either side. There is an aluminium framed greenhouse and timber shed. Towards the rear of the garden is a covered storage area and raised vegetable planters.

Workshop

At the rear boundary is a workshop that is of timber construction, insulated and lined, with numerous power points, lighting and water, the windows are uPVC and double glazed and there is a fitted bench with shelf beneath.

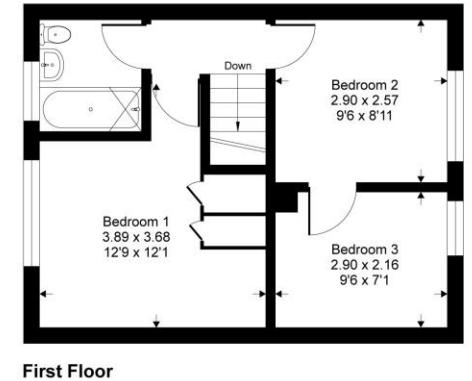
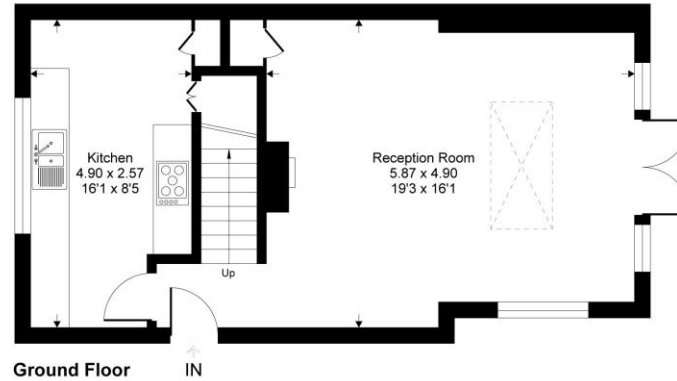


EPC RATING=C.
COUNCIL TAX=A.



Coombe Hill, RH14

Approximate Gross Internal Area = 77.1 sq m / 830 sq ft



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