



89, Berrall Way

Billingshurst | West Sussex | RH14 9PQ |

Situated in the Penfold Grange development on the edge of a small close with green to the front of the house. A particularly well presented 2 bedroom terrace house with 15'4 x 9'6 living room and separate dining area. The kitchen is well fitted and has built in oven and hob. Both bedrooms are of a good size with the main bedroom having full length fitted wardrobes. To the outside is a landscaped rear garden. The garage is located close by.

Hall.
Radiator, stairs to first floor.

Living room. 15'4 x 9'6.
Double aspect, Laminate floor covering, double glazed windows, 2 radiators, TV point and archway to;

Dining Area. 8'1 x 6'1
Radiator, double glazed double opening doors to rear garden.

Kitchen. 8'0 x 6'0
Light wood effect units with several work surfaces and comprising; Inset sink unit with cupboard under, space for washing machine, further work surface with inset 4 ring gas hob and fitted oven under, further cupboards and drawers, range of eye level units, space for tall fridge/freezer, concealed gas boiler, concealed gas fired boiler, double glazed window with plantation shutter.

First floor landing.
Radiator, Access to loft space.

Bedroom 1. 10'4 plus wardrobe depth of 2 ft x 8'3
Full length storage along one wall, radiator, and double glazed window.

Bedroom 2. 12'4 x 8'3 narrowing to 5'5
Radiator, double glazed window, airing cupboard housing hot water tank.

Shower Room.
White suite comprising; Large shower cubicle with mixer shower, wash hand basin, WC, radiator, extractor fan.

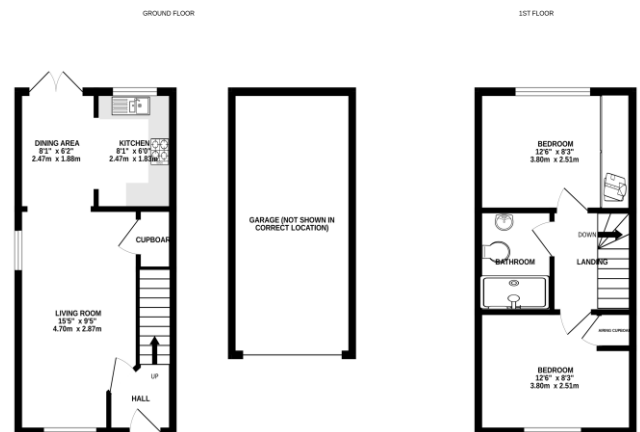
Rear garden.
Patio adjacent the house, area of lawn with path running along one side, flower and shrub borders, side access.

Garage.
Situated close by and being the middle one of three.

We advise that the vendor is related to an employee of Fowlers Estate Agents.



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COUNCIL TAX= D.
EPC RATING= D.

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3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning,

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