



95, High Street | Billingshurst | West Sussex | RH14 9QX





## 95, High Street

Billingshurst | West Sussex | RH14 9QX

**£245,000 FREEHOLD.**

A rare opportunity to purchase a character cottage literally in the heart of the High Street giving excellent access to its shops, restaurants and public houses. The cottage is double fronted with attractive circular bay windows on either side of the front door. This charming cottage has a modern kitchen and shower room and benefits from night storage heaters. The lounge leads through to the kitchen and there is an area to the side of the staircase that could be used as a dining area or study if preferred. The landing gives access to the double bedroom and shower room. The loft has been boarded and insulated and has power and light. Directly to the front of the cottage is a forecourt for parking.



### Entrance

Several steps and a front door leading to:

### Living Room

Night storage heater, almost full height circular bay window to front, open plan to:

### Kitchen

Worksurface with inset single drainer sink unit with under-counter fridge and cupboards to either side, free-standing 'Belling' electric oven, eye-level units, recessed larder unit, deep utility cupboard that has space and plumbing for washing machine with shelf over, door to outside with two small double glazed windows to the side, open plan leading to:

### Study/Dining Area

Aspect to the front with almost full height circular bay window, fitted shelves, night storage heater, stairs to first floor.

### Landing

Double glazed window with outlook to front, door to:

### Bedroom

Aspect to front with double glazed

window, night storage heater., access to roof space with has been predominantly boarded and has power and light.

### Shower Room

White suite comprising: tiled shower cubicle with mixer shower, pedestal wash hand basin with tiled splash back, w.c., shaver point, chrome heated towel rail, double glazed obscured glass window.

### Loft.

Boarded and insulated plus has power and light.

### Forecourt and Parking

Situated directly to the front of the cottage.

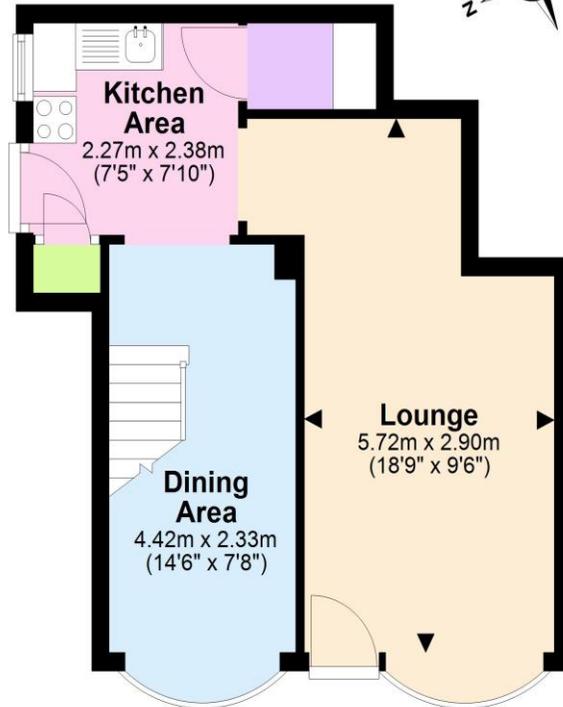


**EPC RATING= F.**  
**COUNCIL TAX= B.**



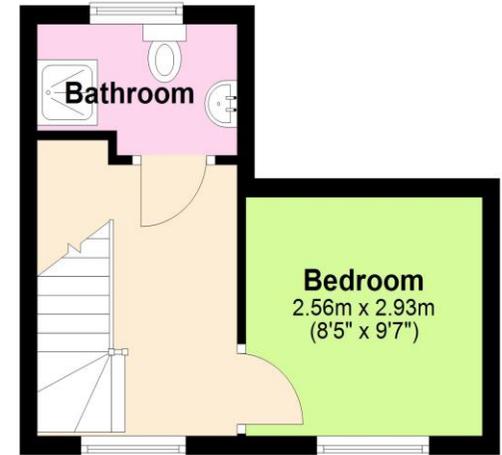
### Ground Floor

Approx. 34.1 sq. metres (366.8 sq. feet)



### First Floor

Approx. 17.8 sq. metres (191.8 sq. feet)



Total area: approx. 51.9 sq. metres (558.6 sq. feet)

These images are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.



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



Managing Director:  
Marcel Hoad

Fowlers 74 High Street, Billingshurst, West Sussex, RH14 9QS [www.fowleronline.co.uk](http://www.fowleronline.co.uk) [billingshurst@fowleronline.co.uk](mailto:billingshurst@fowleronline.co.uk) 01403 786787

#### Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc., and purchasers are advised to make further enquiries to satisfy themselves on these points.