



38, Morris Drive | Billingshurst | West Sussex | RH14 9SF

 **FOWLERS**
ESTATE AGENTS



38, Morris Drive

Billingshurst | West Sussex | RH14 9ST

£375,000

Situated on the sought after Penfold Grange development is this attractive and good sized house with a downstairs cloakroom and en suite to the master bedroom. The kitchen has been refitted and the boiler recently replaced. The house has a wonderful open outlook to the front over an adjacent green and a slightly elevated rear aspect to enhance the open feel to the rear. The rear garden has a sunny aspect and has been well stocked and landscaped. There is a garage nearby with additional parking to the front. A striking home office has been installed in the garden which is a wonderful addition to the property.



Hall.

Cloakroom.

White suite comprising low level WC, wash hand basin, radiator.

Lounge.

Double glazed window with outlook over open green, turning staircase to first floor with understairs cupboard, two radiators, door to:

Kitchen/ Dining Room.

Running the full width of the property with a defined dining area having double opening doors to the garden and a vertical radiator. The kitchen has been refitted with quartz worktops and an extensive range of units comprising: Sink unit with mixer tap and cupboard under, integrated slim line dishwasher and space and plumbing for washing machine. Work top with induction hob and integrated oven under, further base cupboards, space for tall fridge/freezer, eye level

cupboards, concealed boiler, extractor hood over hob, double glazed window.

Landing.

Radiator, access to roof space with pull down ladder.

Bedroom 1.

Aspect to front with outlook over neighbouring green, recessed double wardrobe, radiator, double glazed window.

En Suite

Shower cubicle, pedestal wash hand basin, WC, part tiled walls, radiator, and double glazed window.

Bedroom 2.

Outlook over rear garden and over neighbouring roof tops, double glazed window, recessed wardrobe, radiator.

Bathroom.

White suite comprising; panelled bath, pedestal wash hand basin, WC, part tiled walls, double glazed window, radiator.

Garage and Parking.

Situated nearby and of brick construction beneath a tiled roof. Additional parking to the front.

Home Office.

An attractive addition to the property is this insulated outbuilding with double glazed windows and having power, light and a wall mounted electric heater.

Garden.

Adjacent the house is a patio with flower planter and a small gate leading to several steps that lead to an area of lawn with a path running down to the rear of the garden and passing the Home Office. At the rear of the garden is a gate and short path that leads to the garage and parking.

EPC RATING= C.
COUNCIL TAX= D.

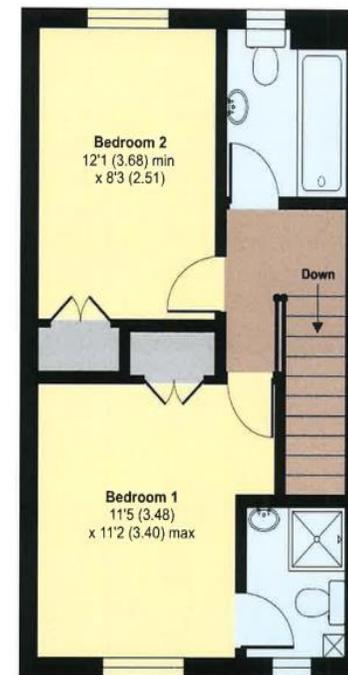


38 Morris Drive, Billingshurst, RH14 9SF

Approximate Area = 937 sq ft / 87 sq m (includes garage)
 Outbuilding = 74 sq ft / 6.9 sq m
 Total = 1011 sq ft / 93.9 sq m
 For identification only - Not to scale



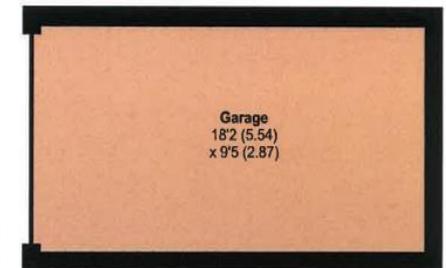
GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rictocom 2020. Produced for Fowlers Estate Agents. REF: 673884



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



Managing Director:
Marcel Hoed

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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.

Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

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.

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