



19, Birch Drive | Billingshurst | West Sussex | RH14 9RH

 **FOWLERS**
ESTATE AGENTS



19, Birch Drive

Billingshurst | West Sussex | RH14 9RH

£445,000

This detached property is ideally situated in a sought after location on the eastern side of the village within easy reach of the main line railway station and the Weald Comprehensive School, Billingshurst Primary School and Leisure Centre. Arranged over two floors, the accommodation comprises entrance hall with cloakroom, there is a large L-shaped reception room, a separate dining room/bedroom three and a modern kitchen. Upstairs there are two double bedrooms and a bathroom. The property has attractive front and rear gardens and there is a driveway and an attached garage.

EPC RATING= E.



Situation

Located in a quiet area with a pleasant outlook to an area of 'green space' and trees. The property is within easy walking distance of Billingshurst High Street with its range of shopping facilities including Sainsbury's convenience store, library, doctors surgery, churches and bus services etc. The Weald Comprehensive School, junior school, infant school and mainline railway station providing services to London (Victoria/London Bridge in about 65 minutes) are all situated in Station Road.

The accommodation with approximate dimensions comprises:-

Entrance Canopy

With glazed front door and side panel leading to: -

Entrance Hall

With smoke alarm, alarm panel, radiator and stairs leading to first floor. Doors leading to:

Cloakroom

Front aspect window, w.c, wash-hand basin, part tiled walls and tiled flooring.

L-Shaped Lounge

Double glazed windows to front & side, two radiators, television aerial and two telephone points, stone fireplace with mantelpiece, gas point, central heating thermostat control and doors leading to:

Dining Room / Bedroom 3

With double glazed sliding patio doors leading to rear garden, under stairs cupboard, radiator, additional cupboards with display shelving.

Kitchen

Range of eye and base level units with matching drawers, complementing work top with inset one and a half bowl stainless steel sink unit with mixer tap and drainer, inset four ring hob with extractor fan over and oven under, space and plumbing for slim line dishwasher, space for washing machine, space for fridge/freezer, kick plate heater, Amtico flooring, double glazed window overlooking rear garden, part tiled walls and double glazed door leading to garden.

Landing

With loft access to partly boarded loft space via pull down ladder, cupboard housing Worcester gas boiler, airing cupboard with lagged hot tank and slatted shelving. Doors leading to:

Bedroom One

With double glazed window to front aspect, radiator, two built-in storage long eaves storage/wardrobe cupboards.

Bedroom Two

With double glazed window overlooking rear garden, radiator, fitted wardrobes.

Bathroom

White suite comprising panel bath with mixer tap and electric shower over with folding screen, wash-hand basin set in vanity unit with mixer tap and cupboards under, w.c, heated towel radiator, fully tiled walls, Amtico flooring and frosted double glazed window to rear aspect.

Outside: -

Parking

Drive providing off road parking for two cars.

Garage

With metal up-and-over door, power and lighting points and personal door to the rear garden.

Front Garden

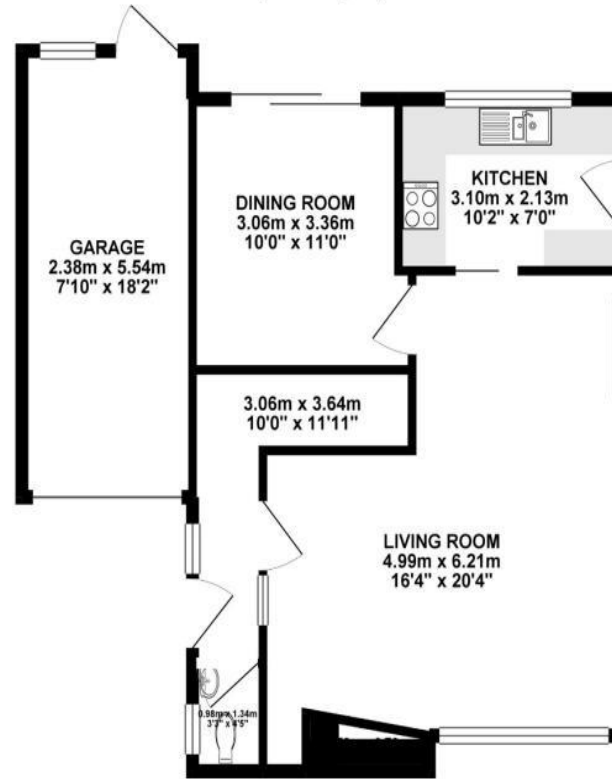
Being open planned and mainly laid to lawn with flower and shrub.

Good Sized Rear Garden

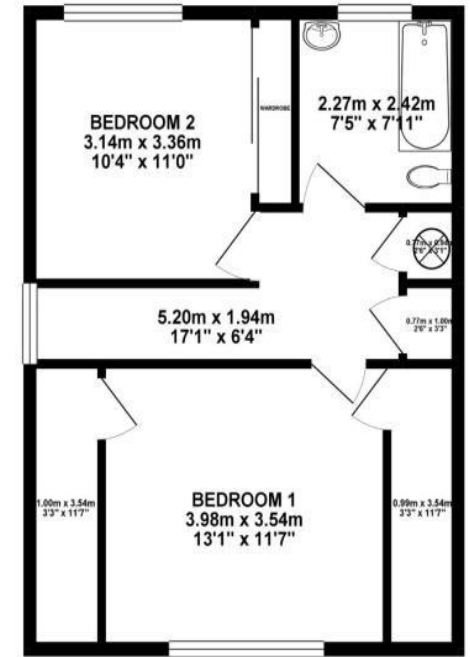
Fence enclosed with area of patio adjoining the rear of the property with the rest being laid to lawn with mature borders and planters, timber shed, tap, courtesy door to garage and access to front.



GROUND FLOOR 61.80 sq. m.
(665.21 sq. ft.)



1ST FLOOR 47.16 sq. m.
(507.66 sq. ft.)



TOTAL FLOOR AREA : 108.96 sq. m. (1172.87 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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feel at home..."*



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

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