



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





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GUIDE PRICE - £700,000

Situated just off the popular Silver Lane area which is renowned for its excellent access to not only the village High Street but the leisure centre, well regarded local schools and having the train station just beyond. The property has been extended since its original construction and now gives three reception rooms, a kitchen/breakfast room, utility and cloakroom all on the ground floor. The first floor has four bedrooms with the majority having fitted wardrobes and there is a family bathroom and separate shower room. To the outside, the drive leads to the garage which has a separate workshop area and the rear garden complements this family property with its generous size and secluded outlook.



Entrance Hall

Door to:

Hall

Staircase to first floor, radiator, understairs cupboard, mirror fronted doors hiding further storage.

Cloakroom

WC, wash hand basin with mixer tap, tiled splash back, double glazed window.

Lounge

Double aspect room running the full length of the property, double glazed window to the front, double glazed double opening doors leading to rear garden, stone fire surround with raised hearth and inset gas fire, radiator.

Family Room

Outlook over rear garden, double glazed window, double glazed door leading to garden, radiator,

Study

Aspect to front, double glazed window, radiator.

Kitchen/Breakfast Room

Comprising: work surface with inset one and a half bowl sink unit with base cupboards and drawers beneath, free-standing gas oven with work tops to either side and storage cupboards under, space for fridge/freezer with several eye-level units, space for breakfast table with radiator and double glazed window overlooking the garden, return

door to the hall, shelved larder unit.

Utility Room

Single drainer stainless steel sink unit with mixer tap having base cupboards under, space and plumbing for washing machine, further worksurface with space beneath for numerous domestic appliances, wall-mounted boiler, double glazed window, double glazed door leading to outside, skylight window.

Landing

Double glazed window, access to roof space.

Bedroom One

Radiator, double glazed window, fitted wardrobes.

Bedroom Two

Double aspect, fitted wardrobes, radiator.

Bedroom Three

Double glazed window, radiator.

Bedroom Four

Double glazed window, radiator, fitted wardrobes.

Bathroom

Panelled bath with twin hand grips, separate overhead electric mixer shower (curtain and rail), pedestal wash hand basin, w.c., chrome heated towel rail, double glazed window, airing cupboard housing hot water tank.

Separate Shower Room

Shower cubicle with mixer shower, vanity unit incorporating twin shaped wash hand basins, w.c., bidet, fully tiled walls, chrome heated towel rail, double glazed window.

Drive and Garage

To the front of the property is a drive providing off the road parking and this leads to:

Garage

Up and over door, power and light, single glazed window to the rear, door giving side access and to one side of the garage is a recess that makes a good workshop area.

Rear Garden

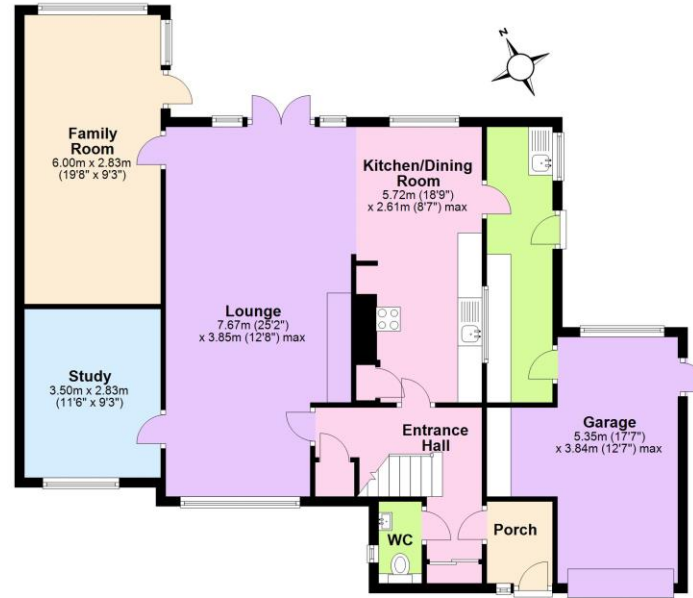
A very good sized rear garden with a particularly secluded outlook looking over several neighbouring trees. The garden comprises of a good sized patio adjacent the property which leads to a large expanse of lawn with shaped edges. Towards the rear boundary is a summerhouse with a raised decked area to its front and there is an additional garden shed.



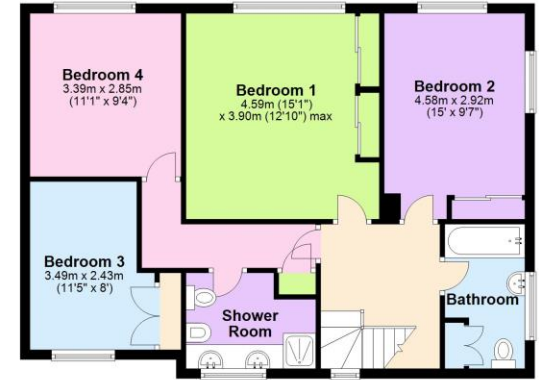
EPC RATING=D
COUNCIL TAX=F



Ground Floor
Approx. 110.3 sq. metres (1187.0 sq. feet)



First Floor
Approx. 74.5 sq. metres (802.0 sq. feet)



Total area: approx. 184.8 sq. metres (1988.9 sq. feet)
These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



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



Managing Director:
Marcel Hoad

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