



5, Rowan Drive | Billingshurst | West Sussex | RH14 9NE





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£380,000

A spacious family house that is situated in an established and sought after residential location with excellent access to the village High Street with its many amenities, the schools and mainline railway station are found just beyond. The property itself is approached via a private drive giving off the road parking and this leads to the integral garage. A replacement front door leads to the spacious entrance hall with a large picture window overlooking the front and providing plenty of room to make a study area if required. From the hall a door leads through to the living room which has a clearly defined dining area, fireplace and also double glazed patio doors leading to rear garden. The hall has a turning staircase leading to the first floor and also leads to the re-fitted kitchen. On the first floor the landing gives access to three very good sized bedrooms, all comfortably taking a double bed and there is also a well fitted bathroom and separate wc. The rear garden is well maintained, with a terrace running the full width of the garden with an area of lawn beyond. The property also benefits from double glazed windows and gas fired heating to radiators.



Reception Hall

Radiator, double glazed window, wood laminate floor, door leading through to:

Living Room

Fire surround with raised tiled hearth and inset gas fire, two radiators, double glazed sliding patio doors to rear garden, door to:

Hall

Wood laminate flooring, turning staircase to first floor with understairs storage cupboard, radiator.

Kitchen

Comprehensively fitted and comprising: inset single drainer stainless steel sink unit with mixer tap, having base cupboard under, space and plumbing for washing machine, several further matching worksurfaces with base cupboards and drawers beneath, space for cooker with stainless steel extractor hood over, several matching eye-level storage cupboards, space for tall fridge/freezer, radiator, double glazed window, door with double glazed insert leading to rear garden.



First Floor Landing

Access to roof space, recessed spot lights.

Bedroom One

Recessed double wardrobe, two additional fitted wardrobes, radiator, double glazed window.

Bedroom Two

Recessed double wardrobe, radiator, double glazed window.

Bedroom Three

Fitted wardrobe, radiator, double glazed window.

Bathroom

Part tiled walls with a white suite comprising: shaped and panelled bath with mixer tap, electric mixer shower over and fitted shower screen, pedestal wash hand basin with mixer tap, chrome heated towel rail, shaver point, airing cupboard housing lagged hot water tank, also housing gas fired boiler, double glazed window, recessed spot lights.

Separate WC

Low level suite, double glazed window.

Outside

A private drive is situated to the front of the property providing off

the road parking and this in turn leads to:

Integral Garage

Up and over garage door, power and light.

Front Garden

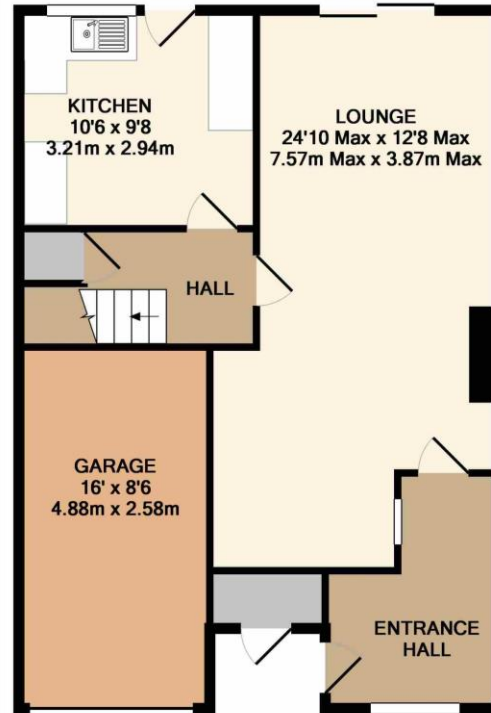
Ease of maintenance in mind being mainly shingled.

Rear Garden

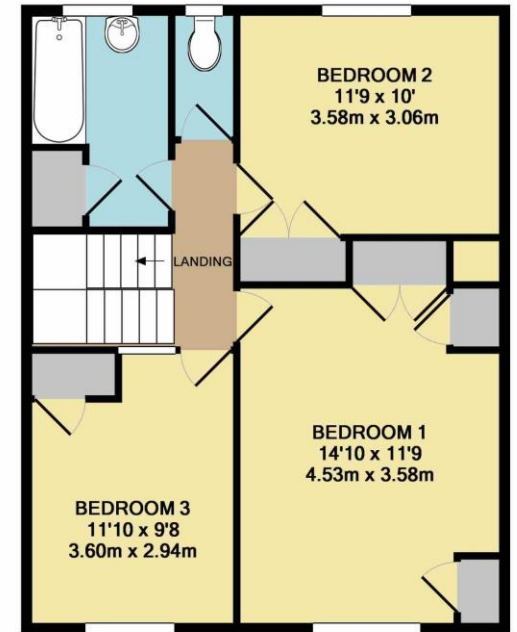
Immediately adjacent to the property is a full width paved terrace which continues along one side of the garden. There is an area of lawn with flower and shrub border towards the rear boundary. Timber garden shed.

EPC RATING= E
COUNCIL TAX= C

**Historical photos as
property currently
tenanted.**



Ground Floor



First Floor

ROWAN DRIVE, BILLINGSHURST

APPROX. GROSS INTERNAL FLOOR AREA (INCLUDING GARAGE) 1213 SQ FT / 112.7 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for identification purposes only and are not drawn to scale. This plan has been produced by JTM Design on behalf of Fowlers Estate Agents.



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



Managing Director:
Marcel Hoad

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