



12, St.Marys Close | Billingshurst | West Sussex | RH14 9UA





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£350,000

An attractive two bedroomed house with face brick and tile hung elevations beneath a pitched and tiled roof. The property is wonderfully located with excellent access to the High Street with all its facilities. Billingshurst Leisure Centre, the Schools and the Railway Station are also very accessible. The property has been beautifully maintained by the owner with accommodation including a downstairs cloakroom, a good sized living room running the full width of the property with double opening doors leading to the landscaped garden and there is also a well fitted kitchen which includes the oven. The first floor landing gives access to two double bedrooms and a re-fitted bathroom. The property has gas fired central heating with recently having the radiators replaced and a new boiler installed. The property is also fully double glazed. To the outside, there is an allocated parking space and undoubtedly one of the features of the property is its rear garden which is extensively landscaped and tiered which includes a lower patio with fitted breakfast bar and the upper tier has a decked area which makes a wonderful place to sit and enjoy the sun and there is also an area of artificial lawn.



Entrance Porch

Replacement front door, leading to:

Hall

Wood laminate flooring, recessed cupboard, turning staircase to first floor, radiator.

Cloakroom

White suite comprising: w.c., wash hand basin with corner mixer tap, radiator, tiled floor, double glazed window.



Living Room

A good sized room running the full width of the property with double glazed double opening doors leading to garden, further double glazed window, radiator, wood laminate flooring, understairs cupboard.

Kitchen

Extensively fitted and comprising: worksurface with inset ceramic sink unit with mixer tap having base cupboards under, space for washing machine, further matching worksurfaces, free-standing gas cooker, base cupboards and drawers, eye-level cupboards, gas fired boiler, tiled floor, space for fridge/freezer, double glazed window.



Landing

Access to roof space via pull down ladder, covered radiator, heated linen cupboard.

Bedroom One

Aspect to rear with two double glazed windows having a pleasant outlook over garden with Church grounds beyond, recessed double wardrobe with mirror fronted sliding doors, covered radiator, second access to roof space.

Bedroom Two

Aspect to front, double glazed window with outlook over communal garden with the High Street beyond, radiator, recessed mirror fronted fitted wardrobes.

Bathroom

Re-fitted white suite comprising: shaped and panelled bath with mixer tap, separate mixer shower over with fitted shower screen, vanity unit with wash hand basin having mixer tap with storage under, w.c., heated towel rail, fitted mirror incorporating light, medicine cabinet, double glazed window.

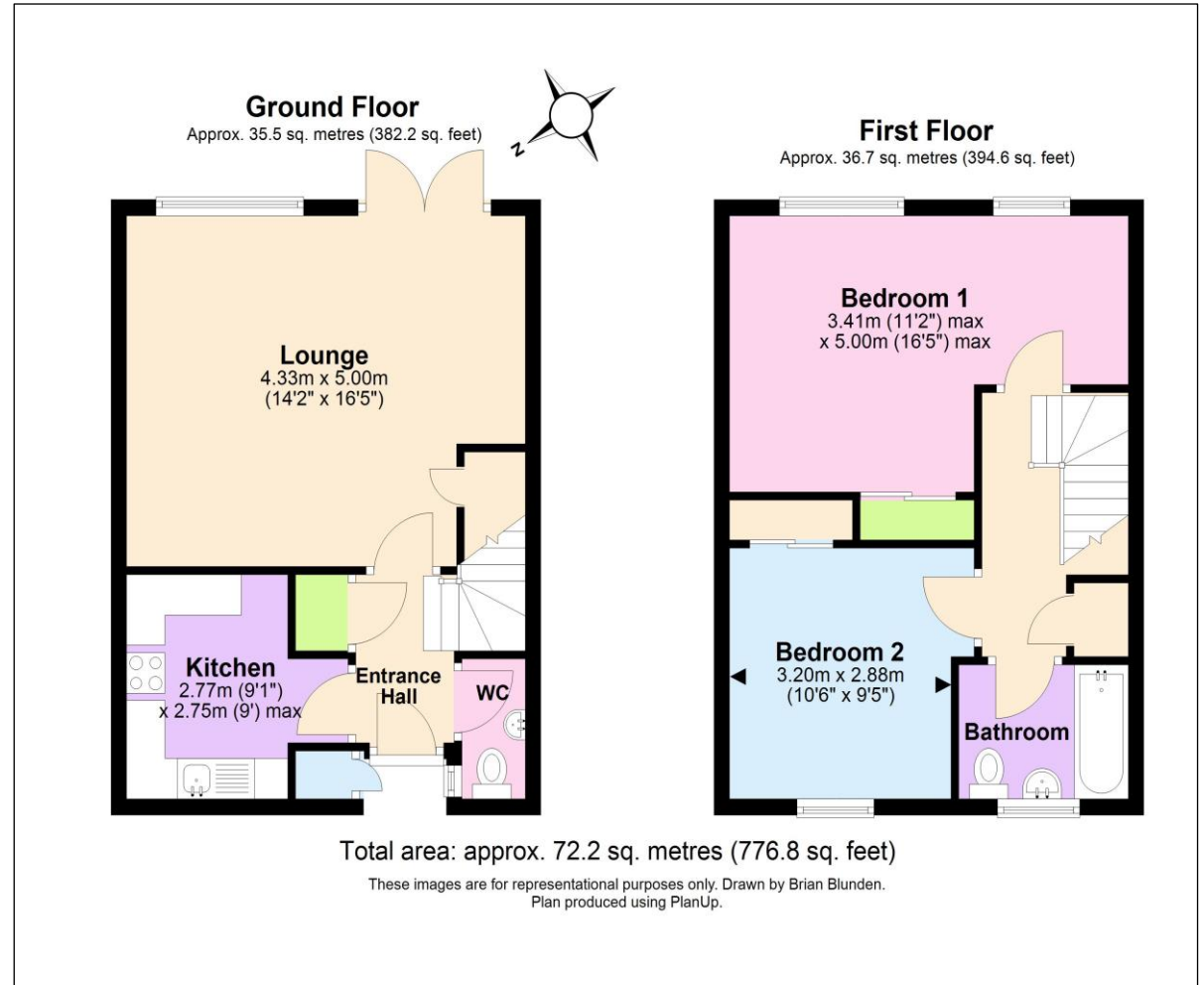
Parking

An allocated parking space is situated opposite the house and noted number 12.

Garden

The beautifully landscaped garden is tiered and consists of a full width patio adjacent the property with a timber store that also incorporates a long breakfast table. There are then steps leading to the top tier which has a raised decked area which makes a beautiful place to sit and enjoy the sun and there is also an area of artificial turf, timber garden store and the garden is enclosed by close boarded timber garden fencing and has a particularly open outlook.

EPC RATING= C.
COUNCIL TAX= D.
CURRENT SERVICE CHARGE=
£430.07 FOR THE YEAR.



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Managing Director:
Marcel Hoad

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