



6, Lawrenson Mews | Billingshurst | West Sussex | RH14 9XD





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£399,000

Situated in a small courtyard development with a pleasant outlook, being adjacent Station Road Gardens. This end of terrace three bed roomed family house has two allocated parking spaces directly to the front. There is a good sized double aspect living room with double opening doors leading to a large kitchen/dining room which runs the full width of the property with double opening doors leading directly to the garden. The kitchen is extensively fitted with numerous integrated appliances. On the ground floor there is also a hall and cloakroom. The landing gives access to three bedrooms with the main bedroom having an en-suite shower. Two of the bedrooms have fitted wardrobes with mirror fronted sliding doors. There is also a family bathroom. The pleasant rear garden has a full width patio adjacent the property with an area of artificial lawn and a path leading to a garden shed. The property has excellent access to a local shopping parade including a Tesco Express with the train station also close at hand. The local schools and leisure centre are also easily accessible.



Entrance

Front door with double glazed insert, leading to:

Hall

Radiator.

Cloakroom

Half tiled walls, white suite comprising: low level w.c., pedestal wash hand basin with mixer tap, radiator, double glazed window, tiled floor.

Living Room

Double aspect room, two double glazed windows, two radiators, turning staircase to first floor, understairs cupboard, double opening doors leading to:

Kitchen/Dining Room

This room runs the full width of the property and has a space for a large dining table with double glazed double opening doors leading to the garden. The extensively fitted kitchen comprises: worksurface with inset four ring gas hob and stainless steel splash back and matching stainless steel extractor hood over, integrated double oven with base cupboards and drawers, fitted fridge/freezer, further matching worksurface with integrated washer/dryer and further base cupboards, integrated dishwasher, eye-level cupboards, double glazed

window, tiled floor, recessed spot lights.

Landing

Access to roof space (which we understand is boarded), radiator, recessed cupboard, airing cupboard housing gas fired boiler.

Main Bedroom

Double glazed window, radiators, fitted double wardrobe with mirror fronted doors, door to:

En-suite

Shower cubicle with mixer shower, pedestal wash hand basin with mixer tap, concealed cistern w.c., chrome heated towel rail, double glazed window, tiled floor, shaver point.

Bedroom Two

Double aspect with outlook over neighbouring and recreational ground, radiator, fitted double wardrobe with mirror fronted doors.

Bedroom Three

Double glazed window, radiator.

Family Bathroom

White suite comprising: panelled bath with twin hand grips and mixer tap, separate mixer shower with fitted shower screen, wash hand basin with mixer tap and large shelf over, shaver point, concealed cistern

w.c., chrome heated towel rail, tiled floor, double glazed window, recessed spot lights.

Two Parking Spaces

Situated at the front of the property are two allocated parking spaces, side access leading to:

Garden

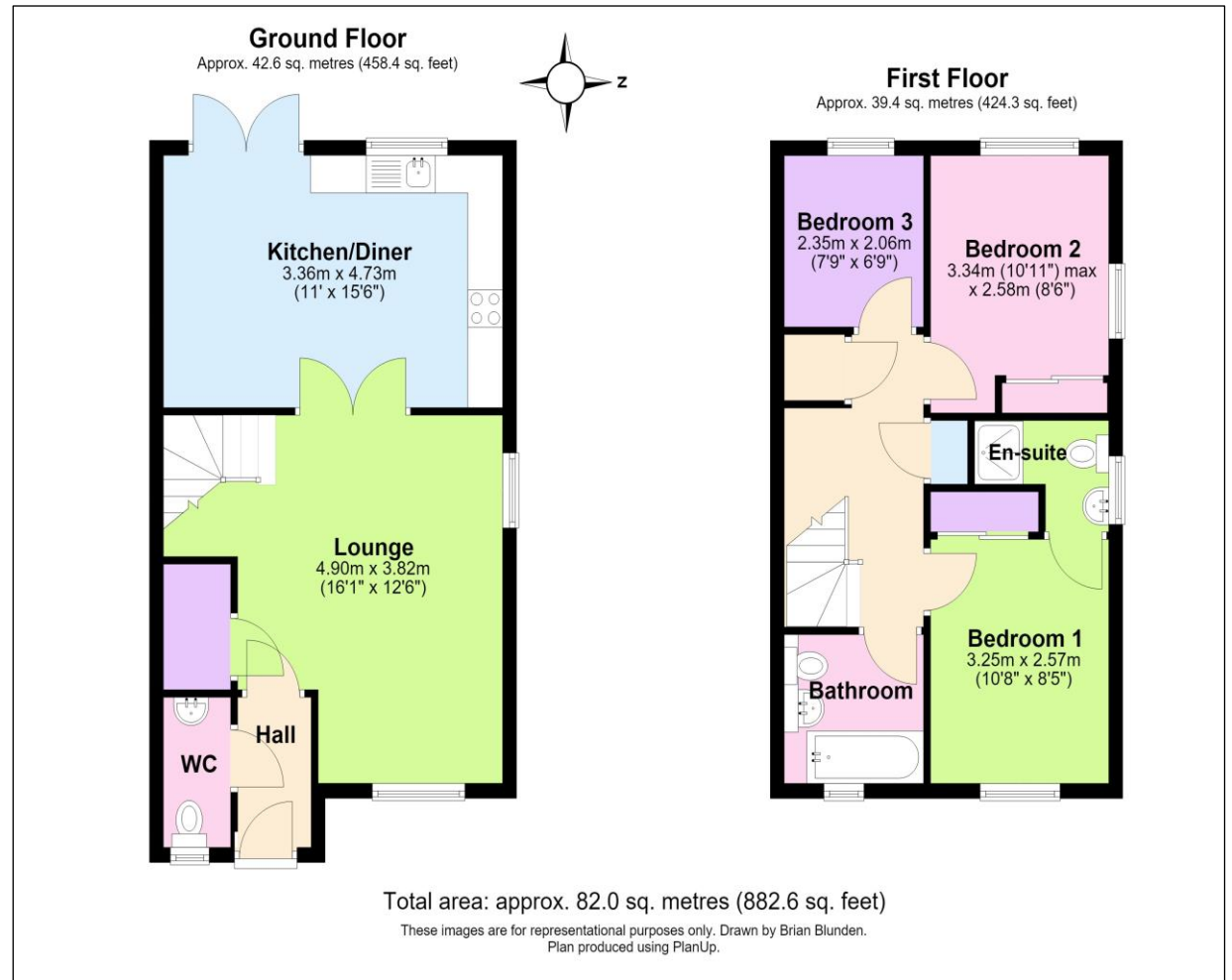
Adjacent the property is a full width paved patio with the remainder mainly laid to artificial turf and there is a timber garden shed. The garden is enclosed by close boarded timber garden fencing and there is a gate leading to the side access.



EPC RATING= C.

COUNCIL TAX= D.

ESTATE CHARGE= £230.00 a year approx.



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



Managing Director:
Marcel Hoed

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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.

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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