



The Manse, West Street | Billingshurst | West Sussex | RH14 9LG





The Manse, West Street

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£595,000

A beautifully presented detached Victorian family house, which has been sympathetically enhanced by the current owners and provides excellent living accommodation, all rooms with generous ceiling heights and many with fireplaces. The lounge is enriched by a large bay window, log burner and parquet flooring which has also been laid in the study/family room and dining room. From the dining room, also with a log burner, an arch leads through to the beautifully refitted kitchen. The first floor landing gives access to three bedrooms with fitted wardrobes and a bathroom with a re-fitted suite. The property also benefits from many replacement windows that are of a sash style in keeping with the property's origins. The property also has gas fired heating to radiators. To the outside a five bar gate leads to a gravel drive and turning point. The rear courtyard garden has a full width terrace and is well enclosed. The property is situated in the heart of Billingshurst village and has excellent access to not only the High Street, but also the local schools, with train station just beyond.



Covered Entrance Canopy

Courtesy light, Georgian style front door leading to:

Hall

On entering, a fitted mat leads on to beautiful decorative floor tiles. There is a wood panelled wall with shelf above and coat hooks and a recessed area also for coats and shoes. Staircase to first floor with ornate wooden balustrade and dado rail, radiator, three understairs storage cupboards with light, one having double glazed window and another housing the washing machine, double glazed skylight windows.

Cloakroom

White suite comprising: w.c., wash hand basin with tiled splashback, radiator, double glazed skylight window, extractor fan.

Lounge

A lovely bright room with a bay with double glazed sash style replacement windows, generous ceiling height with coving, picture rail, central ceiling light with decorative ceiling rose, log burner with floating wooden shelf above and tiled hearth, parquet flooring and two radiators in keeping with the age of the property.

Study/Family Room

Being extended from the original accommodation, making a generous room with a part vaulted ceiling and two double glazed skylight windows, additional double glazed window overlooking the garden, parquet flooring, two radiators, downlighters on a dimmer switch, fireplace, cast iron

grate and hearth.

Dining Room

Double aspect with two replacement sash style windows, log burner with wooden floating shelf above, generous ceiling height with downlighters on a dimmer switch, picture rail, parquet flooring, archway to:

Kitchen/Breakfast Room

Generous ceiling height, with downlighters and dimmer switch and two double glazed skylight windows. The kitchen is extensively fitted and comprises: quartz worksurfaces with butler sink with mixer tap. Numerous base units and drawers, integrated dishwasher, integrated five ring gas hob with extractor above and glass splashback and pan drawers beneath, range of matching eye-level units, with LED lights under. Space for a fridge/freezer, cooker unit housing a double oven with storage above and below, concealed gas fired boiler. There is an island with quartz worktop and fitted bin, wine rack and drawers under, double glazed sash style window, radiator, stable door with cat flap to rear garden.

Landing

Ornate wooden balustrade over stairwell, dado rail, access to roof space, sash window, linen cupboard with shelving, also housing hot water tank.

Bedroom One

Double glazed sash style window, radiator, fitted fireplace, fitted wardrobe, picture rail, downlighters with dimmer switch.

Bedroom Two

Double glazed sash style window, radiator, fitted fireplace, fitted wardrobe, picture rail, downlighters with dimmer switch.

Bedroom Three

Double glazed sash style window, radiator, fitted fireplace, fitted wardrobe, downlighters with a dimmer switch.

Bathroom

Good sized with a re-fitted suite and comprising: panelled bath with mixer tap and hand held shower attachment, separate tiled shower cubicle with a mixer shower, wash hand basin with mixer tap and storage drawers under, w.c., large heated towel rail, bathroom cabinet with heated mirror and lighting, double glazed sash style window, extractor fan, recessed spot lights.

Outside

To the front of the property is a five bar gate that leads through to a gravel drive with turning point providing parking for several vehicles. There is a well stocked flower bed. Gated side access leading to:

Courtyard Garden

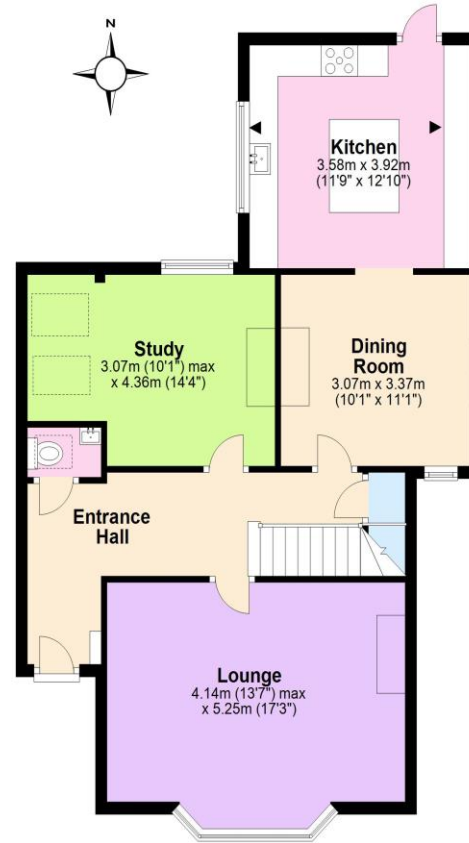
Wonderful, enclosed walled courtyard garden with trellis to provide additional privacy. Mostly laid to a generous sized flagstone terrace with a raised flower planter and wooden arbour running along one boundary. There are 2 fitted sheds one to the rear and one to the side and an outside tap to the front of the property.



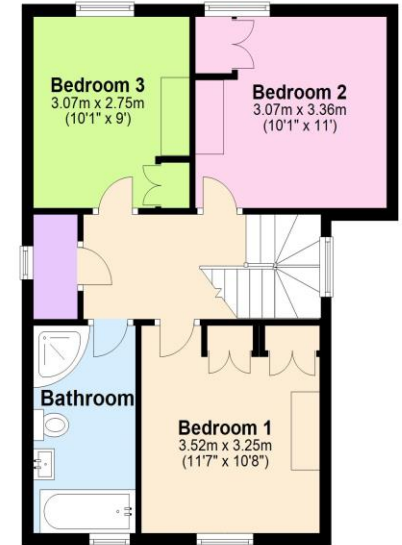
EPC RATING=D
COUNCIL TAX=D



Ground Floor
Approx. 71.6 sq. metres (770.5 sq. feet)



First Floor
Approx. 46.3 sq. metres (498.7 sq. feet)



Total area: approx. 117.9 sq. metres (1269.2 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

We advise interested parties that the vendor is an employee of Fowlers Estate Agents.



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