



52, Silver Lane | Billingshurst | West Sussex | RH14 9QB





52, Silver Lane

Billingshurst | West Sussex | RH14 9QB

£550,000 GUIDE PRICE

This well positioned detached three bedroom bungalow is situated in a sought-after location in Silver Lane, known for its good access to the High Street, schools and the railway station. There is a lovely southerly facing garden, a conservatory, detached garage and driveway. Within the last three years the property has benefitted from new radiators throughout, new bathroom with walk in shower, new kitchen with Bosch appliances, new ceilings throughout, new flooring and redecoration.



Double Glazed door leading to a

Porch

Generous space with a single glazed door leading to:

Hall

Radiator, access to roof space, linen cupboard also housing gas fired combination boiler. Door to the living room:

Living Room

Triple aspect with double glazed windows and two windows looking directly over the garden. Fireplace with open grate, retiled hearth and wooden mantle. Radiator, double opening doors to conservatory. Door to kitchen.

Conservatory

Brick and UPVC construction with double glazed windows and tiled floor. Door leading to outside:

Refitted Kitchen

Worksurface with inset one and a half bowl sink unit with mixer tap having base cupboards under. Several further matching worksurfaces with base cupboards and drawers beneath. Bosch electric hob with extractor hood over, fitted Bosch oven, fitted Bosch microwave. Space for fridge/freezer. Range of matching eye level units. Double glazed window, stable door to conservatory.



Bedroom One

Recessed double wardrobe with storage above. Radiator, double glazed window.

Bedroom Two

Recessed double wardrobe with storage above. Radiator, double glazed window.

Bedroom Three

Radiator, single glazed window looking directly through porch to Silver Lane.

Refitted Bathroom

Large walk-in shower with glass screen, wash hand basin with vanity unit under, raised comfort height W.C. Fitted mirrored cupboard with light and shaver socket, towel rail, double glazed window.

Outside

To the side of the property is a private brick paved drive which leads to:

Garage

Detached with up and over door, power and light, double glazed window to the rear and the door giving side access.

Front Garden

To the front of the property are two areas of lawn with a central brick paved path leading to the bungalow with a flower bed to one side. To both sides of the bungalow is side

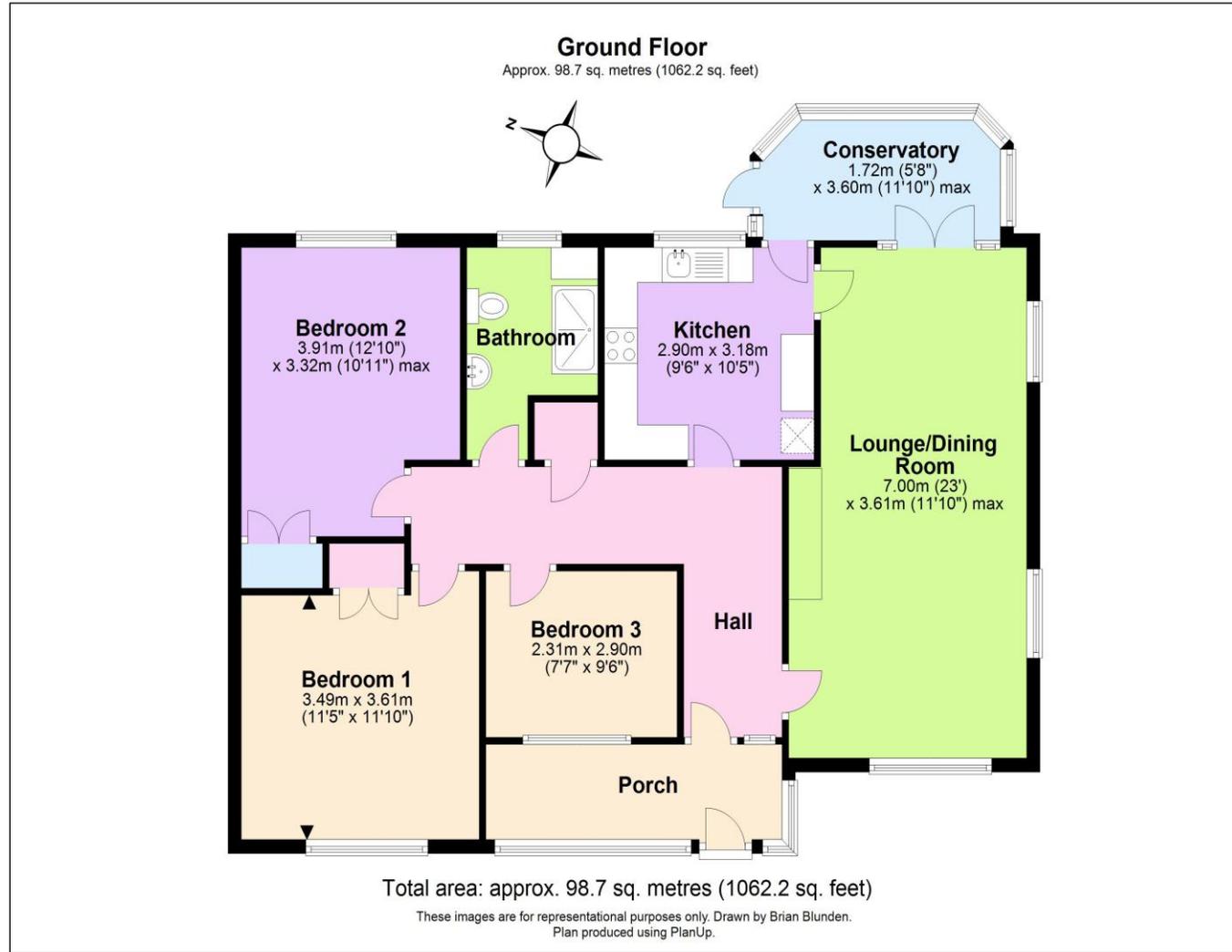
access, both secured by wrought iron gates.

Rear and Side Garden

Crazy paved terrace, with deep mature flower bed towards the rear boundary, aluminium framed greenhouse. From the rear garden a path passes the conservatory and leads to a good size side garden which consists of a crazy paved path adjacent to the bungalow, several steps lead to a crazy paved patio with a meandering path running along the garden, good sized area of lawn. Encompassing the garden are mature flower and shrub borders, with the garden being enclosed by a combination of close board timber garden fencing and towards the front boundary is a mature beech hedge providing seclusion.

EPC RATING= D
COUNCIL TAX = F





Fowlers 74 High Street, Billingshurst, West Sussex, RH14 9QS www.fowleronline.co.uk billingshurst@fowleronline.co.uk 01403 786787

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

Managing Director:
Marcel Hoad



Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
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 reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.
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.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.