



120, Forge Way | Billingshurst | West Sussex | RH14 9LN

 **FOWLERS**
ESTATE AGENTS



120, Forge Way

Billingshurst | West Sussex | RH14 9LN

£380,000

A family house situated toward the end of a residential Close with a magnificent rear garden which makes an ideal family house on a good sized plot. The property benefits from an extensively fitted modern kitchen with built-in double oven and hob, a large living/dining room running the full width of the property with light oak flooring and double doors opening to the rear garden. There is also a cloakroom. On the first floor the landing gives access to three bedrooms and a modern fitted bathroom. The rear garden has a good sized lawn and seating area adjacent the house and this continues to a large, split level garden making a wonderful large space for a family. To the front of the property there is a drive with shingled area to the side, providing two off-road parking spaces in addition to ample resident's road parking situated at the end of the Close.

The property offers hassle-free living and is ready to move straight in and is available from 31st May. The property is located within walking distance of Billingshurst mainline train station, leisure centre and both local schools and the High Street providing a range of shops and amenities.



Entrance

Double glazed front door leading to:

Hall

Tiled floor, radiator, cupboard.

Cloakroom

White suite comprising: w.c., wash hand basin, radiator, tiled floor.

Living/Dining Room

A large living/dining room running the full width of the property with double glazed double opening doors leading to the garden, additional double glazed window to the side, light oak floor covering, radiator.

Kitchen

Extensively fitted and comprising: worksurface with inset sink unit having base cupboards under, space and plumbing for washing machine and dishwasher, further matching work surface with

inset four ring gas hob having extractor hood over, further base cupboards and drawers, cooker unit housing double oven with storage above and below, space for tall fridge/freezer, range of matching eye-level units, wall-mounted gas fired boiler, tiled floor, radiator, double glazed window, spot lights.

Landing

Bedroom One

Radiator, double glazed window.

Bedroom Two

Radiator, double glazed window.

Bedroom Three

Fitted cupboard, radiator, double glazed window, access to roof space via pull down loft ladder and is mostly boarded.

Bathroom

White suite comprising:

panelled bath with overhead electric mixer shower, curtain and rail, pedestal wash hand basin, w.c., tiled floor, radiator, double glazed window, extractor fan, spot lights.

Drive and Parking

To the front of the property is a drive with a gravel area to the side, providing two off-road parking spaces.

Rear Garden

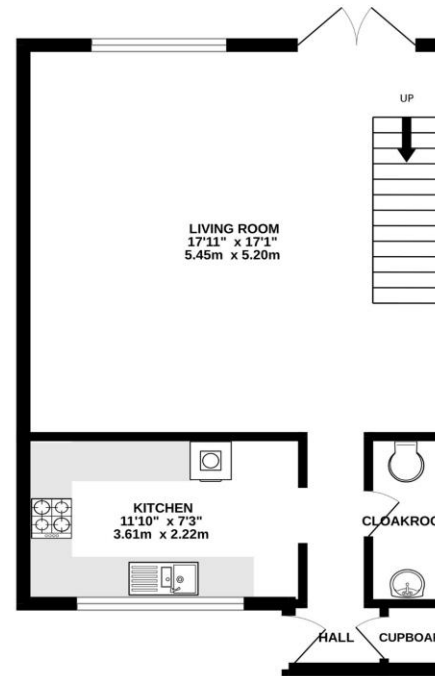
A major feature of the property is a magnificent south-east facing large family garden. In more detail, adjacent to the property is a slate shingled seating area which leads to a good-sized area of lawn and a well-stocked flower border along one side with slate shingles. This leads to a further area to the right which opens to an expanse of lawn on two tiers, with a timber garden store.



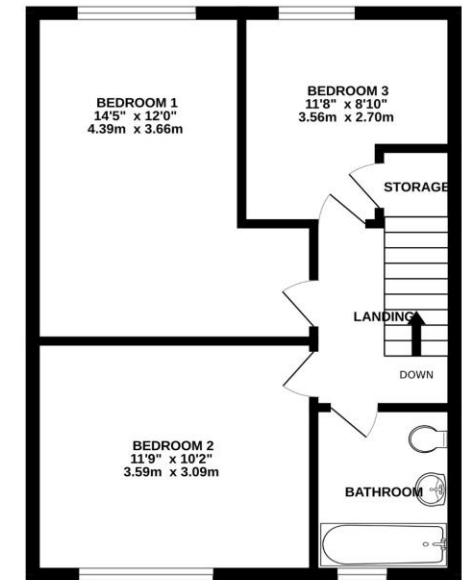
EPC RATING=C
COUNCIL TAX= C



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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"We'll make you feel at home..."



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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.

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.

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