



63, Groomsland Drive | Billingshurst | West Sussex | RH14 9HB

 **FOWLERS**  
ESTATE AGENTS





## 63, Groomsland Drive

Billingshurst | West Sussex | RH14 9HB

**£375,000**

A three bedroom semi-detached house with the benefit of a re-tiled roof, double glazed windows and gas fired central heating. The property does require modernisation but gives the chance to own a tremendous family house in a sought after and established residential location, with most of the neighbouring homes having been extended and this possibility exists with this home should it be desired. To the front of the property is a good sized garden and again most neighbouring properties have had the kerb dropped and off road parking is then made.



### Entrance

Double glazed front door leading to:

### Hall

Turning staircase to first floor with double glazed window at half landing, understairs cupboard, radiator, door to:



### Living Room

Running the full length of the property with two radiators and double glazed windows, fireplace with open grate and fitted real flame gas fire.

### Kitchen/Breakfast Room

Double aspect with double glazed windows, radiator, worksurface with cupboards under and inset stainless steel sink unit with mixer tap and base cupboard over, larder with double glazed window, door to:



### Rear Lobby

Double glazed door leading

to the outside.

### Cloakroom

Low level suite, double glazed window.

### Landing

Double glazed window, access to roof space, linen cupboard.

### Bedroom One

Aspect to rear, radiator, double glazed window.

### Bedroom Two

Aspect to front, radiator, double glazed window.

### Bedroom Three

Aspect to rear, radiator, double glazed window.

### Bathroom

White suite comprising: - panel bath, pedestal wash hand basin, w.c, part tiled walls, radiator, double glazed window.

### Outside

#### Front Garden

The property is set well back from Groomsland Drive with the front garden being almost entirely laid to lawn with a stepped path leading to the front of the property, side access leading to rear garden. Brick built store. Divided into two sections with a double glazed window at the rear.

#### Rear Garden

A pleasant rear garden has a secluded outlook and is mainly laid to lawn.

#### Brick Built Store

Divided into two sections with a double glazed window at the rear.

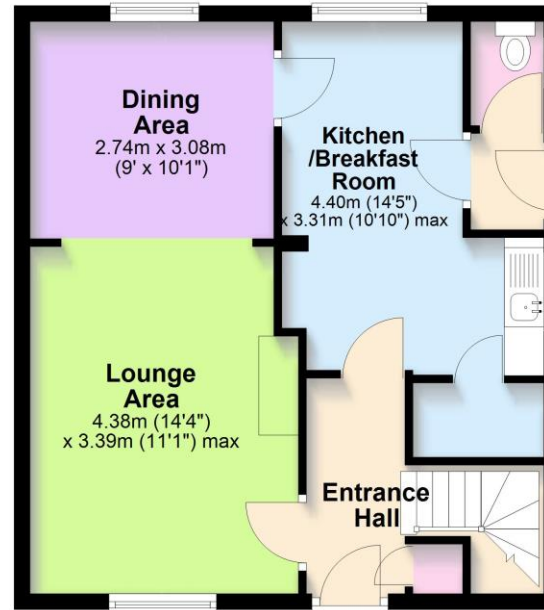
**EPC RATING= D**  
**COUNCIL TAX= D**





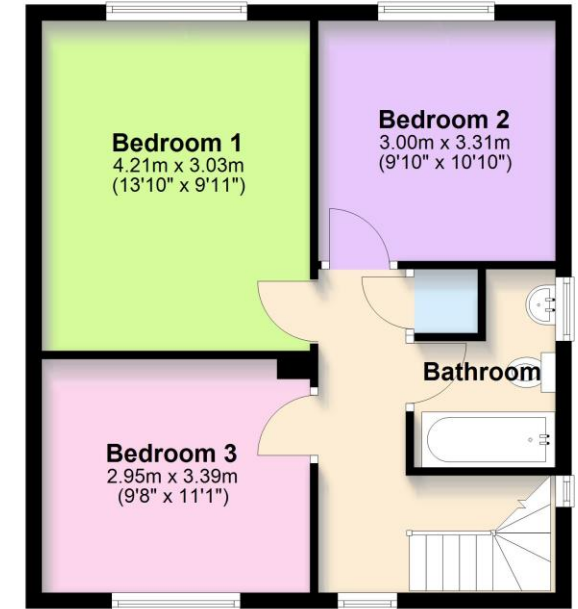
### Ground Floor

Approx. 46.9 sq. metres (504.4 sq. feet)



### First Floor

Approx. 46.5 sq. metres (500.2 sq. feet)



Total area: approx. 93.3 sq. metres (1004.6 sq. feet)

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



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



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