



38, Silver Lane | Billingshurst | West Sussex | RH14 9RJ





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GUIDE PRICE £799,000

Situated on the sought after Silver Lane, renowned for its excellent access to the village High Street but also within easy reach of the highly regarded Schools, with the leisure centre and train station just beyond. The property has been extensively enhanced and extended, and undoubtedly some of the features of the property are its extensive internal qualities and up-graded fitments. plus, a beautiful substantial rear garden with extensive landscaping. The hall leads through to a large living room with patio doors opening onto the terrace and garden. The dining room has a double aspect and doors leading to the terrace. The kitchen has been re-fitted with numerous integrated appliances. On the ground floor there is also a cloakroom, a large utility room and with a door giving direct access to the double garage. The double garage has an electrically operated roller door, a practical cushioned flooring providing insulation, also the current vendor has installed numerous quality storage cabinets. On the first floor the landing gives access to four good sized bedrooms, with the master bedroom having a clearly defined dressing area and en-suite. Bedrooms two and three have large, fitted wardrobes and there is also a family bathroom with re-fitted suite. To the outside a substantial block paved drive is found at the front providing off the road parking for numerous vehicles with turning point and this leads to the garage. The front boundary has hard-landscaping with a slightly curved brick retaining wall and planting beyond with several Palms and the large rear garden has been extensively landscaped with a vast array of planting, lawns, and seating areas. A quality timber lodge with large patio to side is located at the rear of the garden. Electrics upgraded with new consumer unit, new boiler installed Oct 2020 by British gas, hard wired HD CCTV (to stay) as well as hard wired network points to all upper rooms and lodge.





Entrance Hall

Double glazed sliding door leading to:

Hall

Light oak flooring, staircase to first floor, radiator, deep cupboard.

Cloakroom

Light oak flooring, concealed cistern w.c., wash hand basin with storage under and tiled splash back, double glazed window.

Lounge

Double aspect room with large sliding double glazed patio doors leading out onto terrace and garden. The engineered oak flooring continues from the hall to this room, three radiators, further double glazed windows, double opening doors leading to:

Dining Room

Engineered oak flooring, radiator, double aspect double glazed windows, double glazed doors leading to terrace and garden, shelved recess.

Kitchen

Aspect to the front of the property and being re-fitted with an extensive range of white high gloss units with contrasting wood effect worksurfaces and comprising: inset one and a half bowl enamel sink unit with mixer tap having base cupboards under, integrated Bosch dishwasher, further matching worksurface with inset 'Smeg' five ring ceramic hob with glass splash back, contemporary Neff extractor hood, further pan drawers and base cupboard, integrated wine cooler, space for tall fridge/freezer, further worksurface with base cupboards and drawers beneath incorporating retractable shelving, cooker unit housing 'Smeg' double oven with storage above and below, range of matching eye-level units, engineered light oak flooring, double glazed door to outside, spot lights. Full LED lighting to plinths and under-cupboards.

Utility Room

Solid oak work top with inset sink unit with mixer tap and base cupboard under, space and plumbing for washing machine and space for tumble dryer, oak flooring, additional tall shelved cupboard, electric heater, double glazed window, part double glazed door leading to outside, door to garage.

Landing

Double glazed window with outlook over garden, access to roof space.

Master Bedroom

Two large double glazed picture windows with outlook to the front, radiator, access to roof space, dressing area with additional radiator and double glazed window overlooking the rear, door to:

En-suite Bathroom

White suite comprising: panelled bath with tiled shower area with mixer shower incorporating drench head and shaped shower screen, vanity unit with wash hand and mixer tap having storage under, medicine cabinet over also incorporating electric light and heated glass, close coupled w.c., contemporary radiator, vinyl floor, double glazed window, extractor fan, spot lights.

Bedroom Two

Aspect to front, fitted wardrobes, double glazed window, radiator.

Bedroom Three

Aspect to rear, large double glazed picture window overlooking garden, fitted wardrobes, radiator.

Bedroom Four

Large picture window with aspect to rear, oak flooring, radiator.

Family Bathroom

White suite comprising: panelled bath with defined shower area with mixer tap shower with drench head and shaped

shower screen, vanity unit with inset wash hand basin with waterfall style mixer tap having base storage under, concealed cistern w.c., tiled floor, fully tiled walls, radiator, airing cupboard housing lagged hot water tank, double glazed window, spot lights, medicine cabinet incorporating electric light and heated glass.

Outside

The property is set back from Silver Lane and is approached via a wide block paved drive providing off the road parking for numerous vehicles with a turning point, EV car charging point.

Double Garage

Electrically operated up and over roller door with dust inhibitor/commercial grade heavy duty rubber flooring. The garage has been significantly improved not only with the flooring but also there is an immense array of professional Sealy metal storage cabinets and work tops that will all be left for the new purchaser.

Front Garden

Whilst most of the front ground is made up of shaped paved parking area, there is some quality hard landscaping with a curved retaining wall and a gravelled planting area just beyond with several Palms – all lit with LED lighting. There is also an additional flower bed to one corner, side access leading to:

Rear Garden

The extensive and landscaped garden is a tremendous feature of the property and should be viewed to be fully appreciated. In more detail there is a wide raised composite decked area with timber and wrought iron balustrade and screening. From the terrace there are several steps (all lit with LED lighting) leading down to an enclosing path with a shingled planting area and water feature to one side incorporating a small water run and ornamental pond, covered pergola with uprated Balau hard wood decking

double power socket, ideal for siting of a hot-tub. A path then meanders passing a circular area of grass with white stone shingle and planting and additional deep flower beds. The path continues under an arbour with climbing plants, and meanders through passing two large areas of lawn with several hidden seating areas and an array of planting. As you wander towards to the rear of the garden there are further shingled areas and a large, porcelain paved patio that looks back directly towards the garden and house. An additional garden store complete with electrics and lighting is attached to the side of The Lodge and a path runs along the side of the timber store to the very rear boundary which is ideal for storage of garden equipment etc. New electrical installation gives multiple double weatherproof power outlets around the garden.

The Lodge/Garden Office

The quality outbuilding is of timber construction with double glazed windows and fitted vertical blinds. Internally, The Lodge, whilst being open plan, does have a central dividing wall that allows for an informal seating area with the other area currently having a fitted bar, space for storage of bottles and glasses and plenty of space for one or two fridges. Whilst currently configured as a Bar/Lounge, would be perfectly suited to a home office/therapy room etc as has numerous power points, hard wired networking from the house as well as a separate fusebox for the garden. From the entrance of The Lodge, double doors open out to the terrace and garden.

EPC Rating: Band D.
Council Tax: Band F

Silver Lane, Billingshurst, RH14

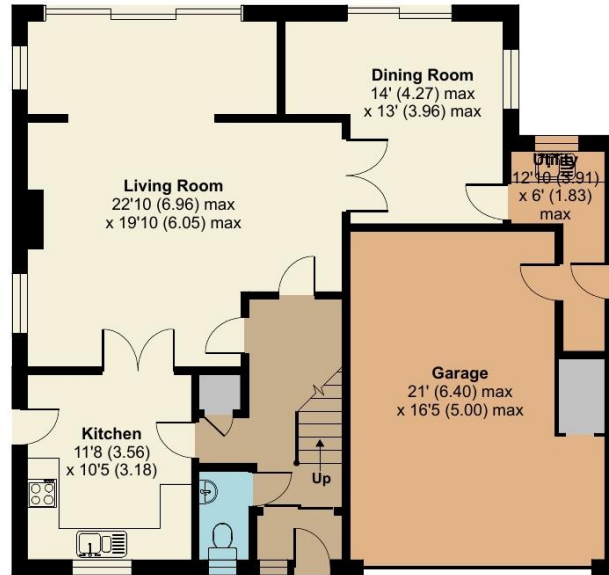
Approximate Area = 1698 sq ft / 157.7 sq m

Garage = 317 sq ft / 29.4 sq m

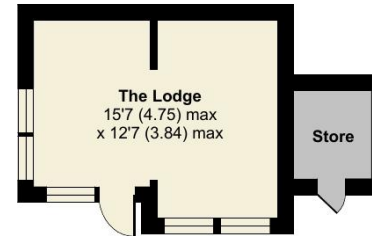
Outbuilding = 219 sq ft / 20.3 sq m

Total = 2234 sq ft / 207.4 sq m

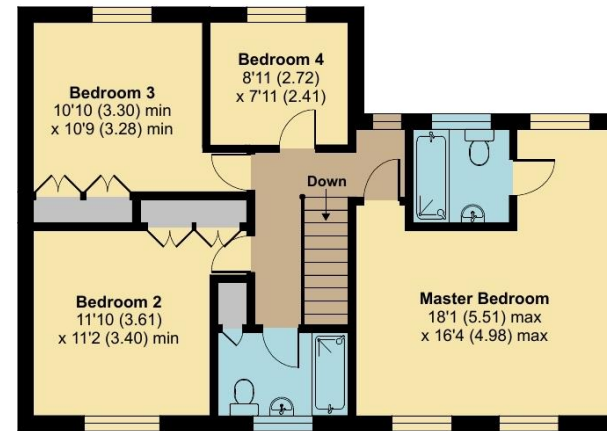
For identification only - Not to scale



GROUND FLOOR



OUTBUILDING



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2021. Produced for Fowlers Estate Agents. REF: 914071



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



Managing Director:
Marcel Hoad

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