



1, Birch Drive | Billingshurst | West Sussex | RH14 9RH





1, Birch Drive

Billingshurst | West Sussex | RH14 9RH

£725,000

Situated just off the popular Silver Lane area which is renowned for its excellent access to not only the village High Street but the leisure centre, well regarded local schools and having the train station just beyond. The property has been extended since its original construction and now gives three reception rooms, a kitchen/breakfast room, utility and cloakroom all on the ground floor. The first floor has four bedrooms with the majority having fitted wardrobes and there is a family bathroom and separate shower room. To the outside, the drive leads to the garage which has a separate workshop area and the rear garden complements this family property with its generous size and secluded outlook.



Entrance Hall

Door to:

Hall

Staircase to first floor, radiator, understairs cupboard, mirror fronted doors hiding further storage.

Cloakroom

WC, wash hand basin with mixer tap, tiled splash back, double glazed window.

Lounge

Double aspect room running the full length of the property, double glazed window to the front, double glazed double opening doors leading to rear garden, stone fire surround with raised hearth and inset gas fire, radiator.

Family Room

Outlook over rear garden, double glazed window, double glazed door leading to garden, radiator,

Study

Aspect to front, double glazed window, radiator.

Kitchen/Breakfast Room

Comprising: work surface with inset one and a half bowl sink unit with base cupboards and drawers beneath, free-standing gas oven with work tops to either side and storage cupboards under, space for fridge/freezer with several eye-level units, space for breakfast table with radiator and double glazed window overlooking the garden, return

door to the hall, shelved larder unit.

Utility Room

Single drainer stainless steel sink unit with mixer tap having base cupboards under, space and plumbing for washing machine, further worksurface with space beneath for numerous domestic appliances, wall-mounted boiler, double glazed window, double glazed door leading to outside, skylight window.

Landing

Double glazed window, access to roof space.

Bedroom One

Radiator, double glazed window, fitted wardrobes.

Bedroom Two

Double aspect, fitted wardrobes, radiator.

Bedroom Three

Double glazed window, radiator.

Bedroom Four

Double glazed window, radiator, fitted wardrobes.

Bathroom

Panelled bath with twin hand grips, separate overhead electric mixer shower (curtain and rail), pedestal wash hand basin, w.c., chrome heated towel rail, double glazed window, airing cupboard housing hot water tank.

Separate Shower Room

Shower cubicle with mixer shower, vanity unit incorporating twin shaped wash hand basins, w.c., bidet, fully tiled walls, chrome heated towel rail, double glazed window.

Drive and Garage

To the front of the property is a drive providing off the road parking and this leads to:

Garage

Up and over door, power and light, single glazed window to the rear, door giving side access and to one side of the garage is a recess that makes a good workshop area.

Rear Garden

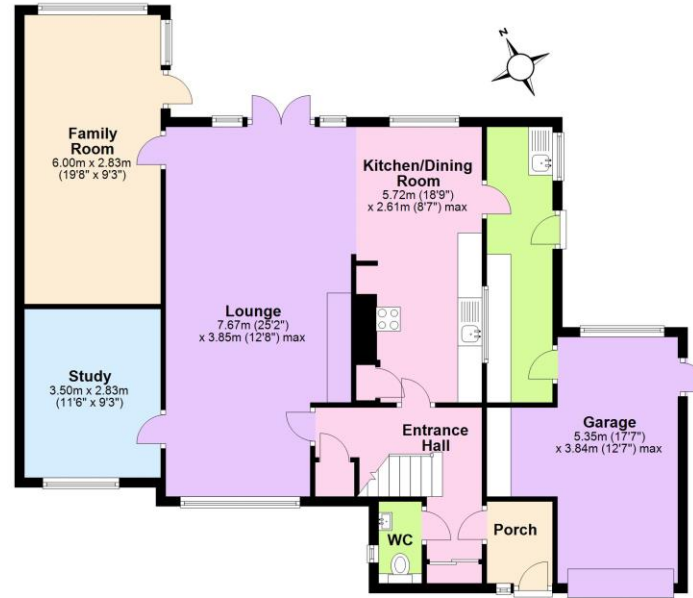
A very good sized rear garden with a particularly secluded outlook looking over several neighbouring trees. The garden comprises of a good sized patio adjacent the property which leads to a large expanse of lawn with shaped edges. Towards the rear boundary is a summerhouse with a raised decked area to its front and there is an additional garden shed.



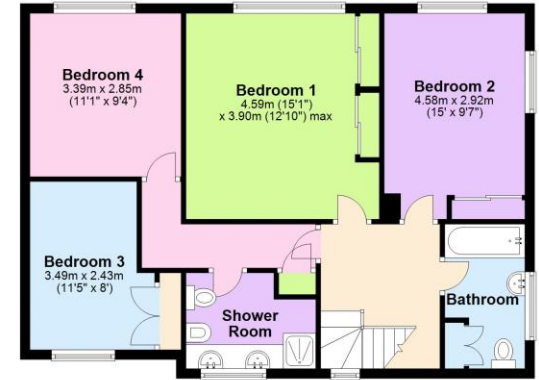
EPC RATING=D
COUNCIL TAX=F



Ground Floor
Approx. 110.3 sq. metres (1187.0 sq. feet)



First Floor
Approx. 74.5 sq. metres (802.0 sq. feet)



Total area: approx. 184.8 sq. metres (1988.9 sq. feet)

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



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



Managing Director:
Marcel Hoad

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

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.

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.