



13, Platts Meadow | Billingshurst | West Sussex | RH14 9HX





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£375,000

Situated towards the very end of Platts Meadow is this beautifully maintained three bedroomed semi-detached property having originally started life as a two-bedroom, the property has seen the benefit of a loft conversion which has added a generous extra bedroom with a study area and eaves storage. Adjacent to the property is access to a footpath that makes a pleasant walk and can lead to Jubilee Fields with its recreational facilities. The property has a large hall to greet you which leads through to the living room that runs the full width of the property, has a double aspect and a door leading out to the garden. The kitchen faces the front of the property and is well fitted and includes a free-standing cooker and fridge/freezer. On the first floor are two of the bedrooms and a fully tiled family bathroom with a white suite. To one corner of the landing is a turning staircase that leads to the second floor which has a landing area that makes an ideal place to study, and this leads through to the third bedroom with two double glazed skylight windows. To the outside is excellent parking having directly to the front a large brick paved area that could accommodate up to four vehicles and the rear garden has been landscaped with a large patio, an area of artificial lawn with a well stocked raised flower beds.



Entrance Canopy

Front door with double glazed insert to:

Hall

Staircase to first floor with understairs cupboard, radiator, door to:

Living Room

A double aspect room with a double glazed door leading to patio and gardens, radiator, additional double glazed window with fitted venetian blind.

Kitchen

Extensively fitted and comprising: worksurface with inset sink unit with mixer tap having cupboards and drawers under, space and plumbing for tumble dryer and washing machine, further worksurface, fitted oven and fitted tall fridge/freezer, double pantry unit, eye-level cupboards, extractor hood over cooker, concealed gas fired boiler, double glazed window.

First Floor Landing

Turning staircase to second floor.

Bedroom One

Fitted double wardrobes, radiator, double glazed window.

Bedroom Two

Radiator, double glazed window.

Bathroom

Fully tiled walls with white suite comprising: panelled bath with mixer tap and hand held shower attachment, over-bath mixer shower with glazed shower screen, vanity unit with wash hand basin having mixer tap, mirror fronted medicine cabinet over, w.c., chrome heated towel rail, tiled floor, double glazed window, extractor fan.

Second Floor Landing

Small area ideal for a study area with double glazed skylight window and access to eaves storage, door to:

Bedroom Three

Double aspect to front and rear with two double glazed skylight windows, radiator, access points to eaves storage.

Outside

Parking for approximately 4 vehicles.

Directly to the front of the

property is a substantial brick paved parking area that could accommodate up to 4 vehicles and just beyond this brick paving is a further slate shingled area that also enlarges the parking space.

Front Garden

An attractive area of ground to the front of the property with ornamental tree and is almost entirely laid to slate chippings with a path leading to the front of the property. There is side access with a gate that leads to:

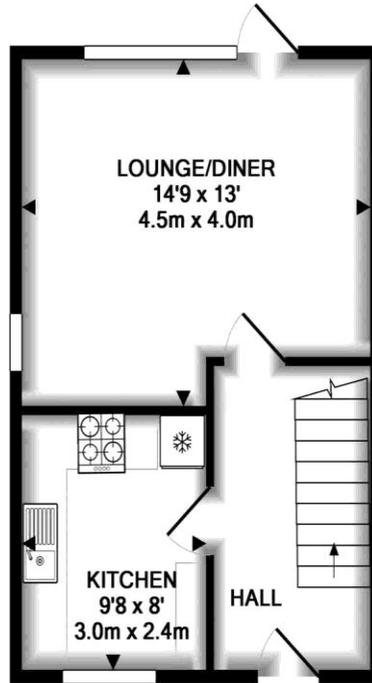
Rear Garden

The beautifully landscaped rear garden consists of a large patio running the full width of the plot which leads to the remainder of the garden that has artificial lawn with a raised planter with well stocked flower and shrubs. The garden is enclosed by close boarded timber garden fencing. To the side of the property the path continues with a further slate chipping area and a timber shed.

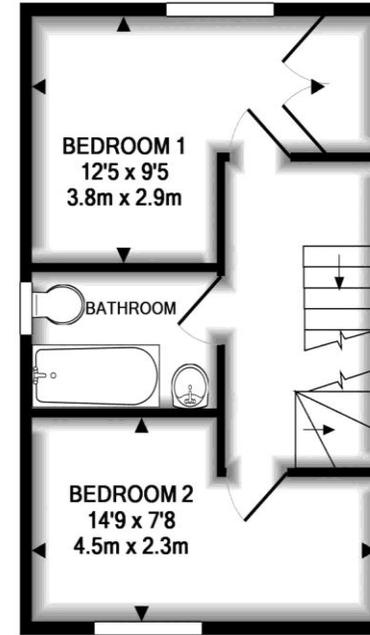
EPC RATING= C

COUNCIL TAX= D

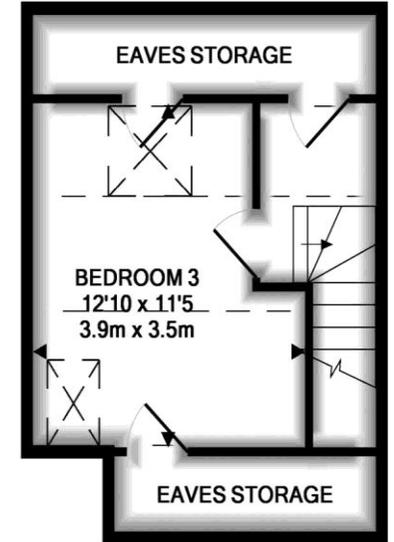
ESTATE CHARGE= £21.00 a month.



GROUND FLOOR
APPROX. FLOOR
AREA 336 SQ.FT.
(31.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 329 SQ.FT.
(30.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 271 SQ.FT.
(25.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 936 SQ.FT. (87.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Managing Director:
Marcel Hoad

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