

54 Luxford Way

Billingshurst | West Sussex | RH14 9PA |

Situated in the Penfold Grange development on the edge of a small close with a green to the front of the house. A particularly well presented 2 bedroom end of terrace house with 15'4 x 9'6 living room and separate dining area. The kitchen is well fitted and has built in oven and hob. Both bedrooms are of a good size with the main bedroom having full length storage. To the outside is a landscaped rear garden. The garage is located close by.

Hall.

Hardwood floor covering, radiator, stairs to first floor.

Living room. 15'4 x 9'6.

Double aspect, hardwood floor covering, double glazed windows, 2 radiators, TV point and archway to;

Dining Area. 8'1 x 6'1

Radiator, double glazed double opening doors to rear garden.

Kitchen. 8'0 x 6'0

Light wood effect units with matching work surfaces comprising; Inset sink unit with cupboard and drawer under, fitted washing machine, further work surface with inset 4 ring gas hob and fitted oven under, extractor hood over, further cupboards and drawers, range of eye level units, tall fridge/freezer, concealed gas boiler, tiled floor, double glazed window.

First floor landing.

Radiator, Access to loft via pull down ladder.

Bedroom 1. 10'4 plus wardrobe depth of 2 ft x 8'3

Full length storage along one wall, radiator, and double glazed window.

Bedroom 2. 12'4 x 8'3 narrowing to 5'5

Radiator, double glazed window, airing cupboard housing hot water tank.

Bathroom.

White suite comprising; Panelled bath with mixer tap and hand held shower attachment, fitted shower screen, pedestal wash hand basin, low level WC, radiator, double glazed window, extractor fan.

Front garden.

Laid to slate chippings.

Rear garden.

Patio adjacent the house, area of lawn with path running along one side, decking to the rear boundary, flower and shrub borders, side access.

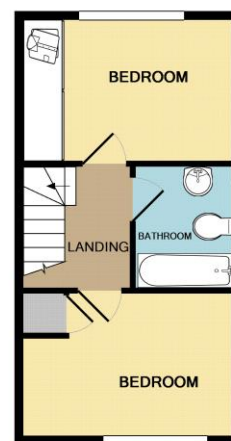
Garage. 18 x 9'2



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GROUND FLOOR



1ST FLOOR



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COUNCIL TAX= D.
EPC RATING= D.

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