



4, Badgers Copse | Little East Street | Billingshurst | RH14 9FH

FOWLERS
ESTATE AGENTS



4, Badgers Copse

Little East Street | Billingshurst | West Sussex | RH14 9FH

£750,000

Built in 2020 this character, four double bedroom home is beautifully designed and finished to a very high standard. Being one of only four stunning homes constructed to an exceptional standard by a local, well reputed, independent house builder. Located at the end of a leafy lane yet within a short walk to the main High Street of Billingshurst, also with very pleasant country walks on hand. The spacious hall gives access to a large lounge with square bay window. There is a magnificent kitchen/dining room with bi fold doors bringing the garden directly into the home. The ground floor also has a utility room and cloakroom. The extensively fitted kitchen has quartz work tops and numerous integrated appliances. The first floor offers four generous double bedrooms with the main bedroom benefiting from a large en-suite shower room. There is also a family bathroom. Quality flooring is included and both bedrooms one and two have fitted wardrobes. To the outside is a private drive and attached garage. The garden has a full width patio adjacent to the house with several steps leading to the top tier with lawn and close boarded surrounding fencing.

Pillared Entrance Canopy

Door leading to:

Hall

Turning staircase to front door with oak and glazed balustrade and covered radiator, cupboard for coats.

Cloakroom

Tiled floor, w.c., wash hand basin, radiator, double glazed window, extractor fan.

Lounge

Aspect to front with wide square bay with double glazed windows and fitted plantation shutters, radiator.

Kitchen/Dining/Family Room

This magnificent room runs the full width of the property and is the real centre of the home with a large area which would make for a superb family area and currently is used as a dining room with plenty of space to have a large dining table, double glazed bi-fold doors leading directly to the garden. The kitchen is extensively fitted and comprises of: Quartz work tops with inset sink unit with mixer tap having base cupboards under, integrated dishwasher, further matching worksurface with inset ceramic hob with a glazed splash back and matching extractor hood, base cupboards and drawers, cooker unit housing oven and microwave with storage above and below, integrated fridge/freezer, peninsula worksurface with retractable

storage unit and base cupboards, also incorporating breakfast bar, tiled floor, double glazed window, radiator, door to:

Utility

Tiled floor, worksurface with inset sink unit having base cupboard under, space and plumbing for washing machine and further appliance, eye-level unit, concealed gas fired boiler, radiator, door to outside.

Landing

Double glazed window, access to roof space, airing cupboard housing lagged hot water tank.

Main Bedroom

Square bay with double glazed windows and fitted plantation shutters, radiator, full length fitted wardrobes with mirror fronted doors, door to:

En-suite Shower

Comprising: large walk-in shower cubicle with frameless glazed screen and mixer shower, shaped wash hand basin with storage under, mirror over incorporating shaver point, w.c., heated towel rail, tiled floor, part tiled walls, extractor fan, double glazed window.

Bedroom Two

Fitted double wardrobe, double

glazed windows, radiator.

Bedroom Three

Double glazed window, radiator.

Bedroom Four

Double glazed window with fitted plantation shutter, radiator, fitted cupboard.

Family Bathroom

Full suite comprising: shaped panelled bath with mixer tap, tiled shower cubicle with glazed door and mixer shower, shaped wash hand with mixer tap and storage under, w.c, chrome heated towel rail, shaver point, fitted mirror, tiled floor, part tiled walls, extractor fan, double glazed window.

Outside

To the front of the property is a paved area providing parking and the paved area runs along the side of the property for further parking which in turn leads to the:

Attached Garage

Of brick construction with pitched roof and up and over door.

Rear Garden

Adjacent the property is a full width patio with a rendered retaining wall and centrally placed three steps leading to the top tier of the garden which is mainly laid to lawn and the garden is enclosed by close boarded timber garden fencing.





TOTAL APPROX. FLOOR AREA 1650 SQ.FT. (153.3 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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EPC RATING = B
COUNCIL TAX= G
MONTHLY PRIVATE ROAD CHARGE= £37.50



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Managing Director:
Marcel Hoad



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