



32, Bowling Lane | Billingshurst | West Sussex | RH14 9FT





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GUIDE PRICE £365,000

A spacious two bedroom mid terrace house situated in a residential close with excellent access to the village High Street and doctors surgery. The property has a large living room, a cloakroom and at the rear of the house is a full width kitchen/dining room with the kitchen having many integrated appliances. The first floor landing gives access to two large bedrooms and a bathroom. To the outside, there is excellent parking with two allocated spaces and several visitor spaces close-by and the rear garden is a particular feature of the property being of a good size with a wonderful back-drop over neighbouring woodland and a southerly aspect.



Entrance

Front door with double glazed insert, to:

Living Room

Staircase to first floor, understairs cupboard, radiator, double glazed window, door to:

Inner Hall

Deep recessed cupboard.

Cloakroom

W.C., pedestal wash hand basin with mixer tap, tiled splash back and mirror over, chrome heated towel rail, tiled floor, extractor fan.

Kitchen/Dining Room

Running the full width of the property with double glazed door and additional double glazed window leading to the garden. This room has a clearly defined dining area with radiator and an extensively fitted kitchen comprising: worksurface with mixer tap having base cupboard under and slim-line

dishwasher, further matching worksurface with inset four ring gas hob, glass splash back and stainless steel extractor hood over, integrated oven, fitted washing machine, base cupboards and drawers, integrated fridge and freezer, tall shelved larder unit, concealed gas fired boiler.

Landing

Radiator, access to roof space, recessed linen cupboard.

Bedroom One

Aspect to rear, double glazed windows, radiator.

Bedroom Two

Aspect to the front, double glazed windows, radiator.

Bathroom

White suite comprising: panelled bath with twin hand grips, mixer tap and hand held shower attachment, pedestal wash hand basin with mixer tap and mirror over, shaver

point, w.c., chrome heated towel rail, tiled floor, extractor fan.

Parking

Two allocated parking spaces situated close-by and there is ample visitors parking.

Rear Garden

The rear garden is of a good size with a beautiful back-drop over a neighbouring woodland giving a very high degree of seclusion and the garden enjoys a southerly aspect. We have an almost full width patio with a raised flower bed to the left hand side and there is then a step-down to a further good sized terrace and wide path running the full length of the garden with an area of lawn to one side. There is a timber garden store and at the bottom of the garden is a gate giving access to the rear where there is further guest parking.

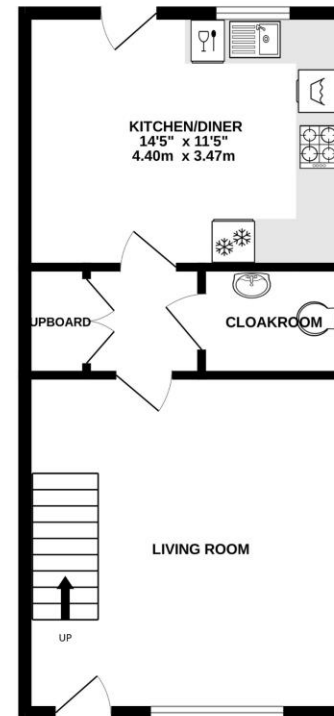
EPC RATING: B.

SERVICE CHARGE: Approx £460.00 a year.

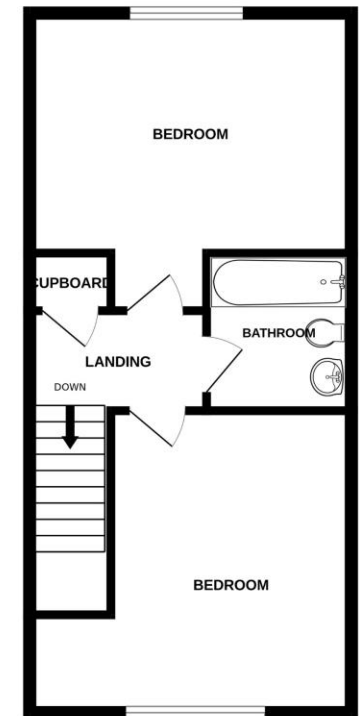




GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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