



7, Renton Close | Billingshurst | West Sussex | RH14 9UH





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£350,000

The property is ideally situated in a residential Close with a path close by giving access to the local schools, leisure centre, railway station and brings the village centre close to hand. The beautifully presented family home has double glazed windows, gas fired heating to radiators and uPVC soffits and fascias and maintenance free weather boarding, which makes this wonderful family home easy to maintain. The hall leads through to a large living room which runs the full length of the house and unusually has double opening doors to both the front and rear. The kitchen has been refitted with an industrial feel having matt fronted units with brass door fittings. The landing gives access to three bedrooms and there is a modern fitted bathroom and separate wc. To the outside, whilst parking is unrestricted in the Close, there is also a garage situated close-by. The rear garden enjoys a westerly aspect to make the most of the setting sun and has been landscaped with a patio adjacent the property, several meandering paths and deep well stocked flower and shrub borders. At the bottom of the garden is a gate and path which leads to the garage.



Entrance

Replacement front door with double glazed insert, leading to:

Hall

Tiled floor, covered radiator, stairs to first floor, door to:

Living Room

A large double aspect room running the full length of the property with a centrepiece fireplace with a raised hearth and inset electric fire, solid wood mantel over. To the front of the room are double glazed double opening doors leading to outside, understairs cupboard, radiator, from the dining area there are double glazed double opening doors leading to the garden.

Kitchen

A re-fitted kitchen comprising: full length worksurface with one and a half bowl enamel sink with mixer tap having base cupboards under, space and plumbing for slim-line dishwasher, integrated four ring gas hob with fitted oven under and base cupboards to side, tiled splash back with glass and stainless steel extractor over, further worksurface with base cupboards and drawers beneath

and space and plumbing for washing machine, space for tall fridge/freezer, range of eye-level cupboards, tiled floor, double glazed door with double glazed window to side leading to garden.

Landing

Airing cupboard housing lagged hot water tank, roof space via pull down ladder.

Bedroom One

Double glazed window, radiator.

Bedroom Two

Double glazed window with fitted venetian blind, radiator.

Bedroom Three

Double glazed window, radiator, bulk head with cupboard over.

Bathroom

White suite comprising: panelled bath with separate electric mixer shower over bath with fitted shower screen, vanity unit with wash hand basin having mixer tap and storage under, chrome heated towel rail, medicine cabinet, double glazed window.

Separate WC

Low level flush, double glazed window.

Outside

Garage

Situated in a small block close to the property.

Front Garden

The tiered front garden has a path leading to the front of the property with planting to one side and shingle slate area.

Rear Garden

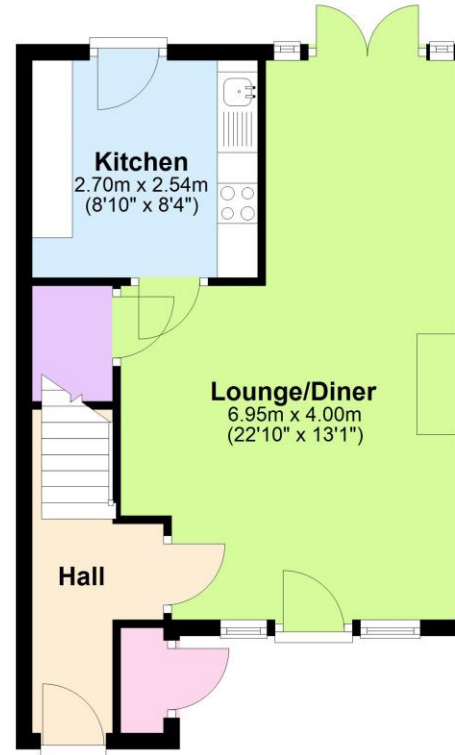
Adjacent the property is a full width patio with three steps leading to the remainder of the garden which consists of two winding paths with well stocked flower beds and borders. Towards the rear is a timber garden shed in need of some repair and a gate giving rear access and leading to the garage.

EPC RATING= C.
COUNCIL TAX= C.



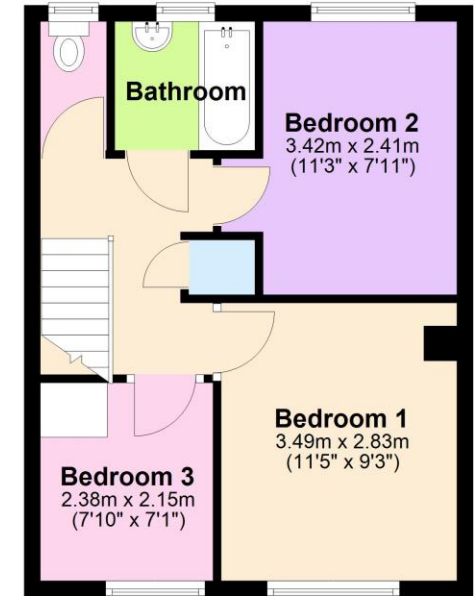
Ground Floor

Approx. 37.5 sq. metres (404.1 sq. feet)



First Floor

Approx. 35.3 sq. metres (380.0 sq. feet)



Total area: approx. 72.8 sq. metres (784.0 sq. feet)

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



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feel at home..."*

Managing Director:
Marcel Hoad



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