



12, Daux Way | Billingshurst | West Sussex | RH14 9TG

 **FOWLERS**  
ESTATE AGENTS



## 12, Daux Way

Billingshurst | West Sussex | RH14 9TG

**£395,000**

A character two bedroom semi-detached house with its own drive to the front for parking. The road has permit parking at certain periods which enhances the ease of parking for the property. A beautiful, large rear garden has an extensive array of planting and several outbuildings. The lounge has a fireplace with wood burner. The kitchen/dining room runs the full width of the property and there is plenty of space to accommodate a large dining table; from this room a door leads through to the conservatory and there are double doors leading to the patio and garden. The first floor landing gives access to two good sized bedrooms, both with part vaulted ceilings and fitted wardrobes. The bathroom is again of a good size with a modern fitted suite.



### Entrance

Replacement front door with double glazed leaded light insert, leading to:

### Hall

Tiled floor, radiator, turning staircase to first floor, understairs recess incorporating cupboard.

### Lounge

Bay with triple glazed windows, centrepiece fire surround with inset wood burner and raised hearth, radiator.

### Kitchen/Dining Room

Running the full width of the house with a large dining area having tiled floor, radiator, two recesses with worksurfaces, storage cupboards below and display shelving above, single glazed window looking through to conservatory, door giving access to conservatory. The kitchen comprises: worksurface with inset single drainer sink unit having base cupboard under, space and plumbing for washing machine and slim-line dishwasher, further worksurfaces with base cupboards and drawers beneath and space for fridge and separate freezer, space for cooker, eye-level units, double

glazed window with outlook to rear garden, tiled floor.

### Conservatory

Outlook over the garden, power points, central ceiling fan also incorporating light, fitted blinds and double opening doors leading to garden.

### Landing

Double glazed window, access to roof space via pull down loft ladder.

### Bedroom One

Fitted double wardrobe, double glazed window, radiator, polished wood floor.

### Bedroom Two

Fitted double wardrobe, polished wood floor, double glazed window, radiator.

### Bathroom

Panelled bath with mixer tap, electric mixer shower over and fitted shower screen, pedestal wash hand basin with mixer tap and tiled splash back, w.c., chrome heated towel rail, double glazed window, airing cupboard housing hot water tank.

### Drive and Parking

To the side of the property is a private drive providing off the road parking.

### Front Garden

Small area which is mostly crazy paved with a hedge to the front boundary.

### Rear Garden

Adjacent the property is a large patio with two storage sheds to the side, one being timber and one being brick built. The garden then continues to an area of lawn with a path running down the garden passing well stocked flower and shrub beds and a seating area to the right. Towards the rear of the garden is an aluminium framed greenhouse and vegetable garden with the rear boundary being marked by close boarded timber garden fencing and there is an additional patio which makes an ideal place to sit and look back down the garden. There is an additional timber store.

**EPC RATING=D**  
**COUNCIL TAX= C.**





**Total area: approx. 82.6 sq. metres (888.8 sq. feet)**

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



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