



22, Longhurst Drive | Billingshurst | West Sussex | RH14 9XR

 **FOWLERS**
ESTATE AGENTS



22, Longhurst Drive

Billingshurst | West Sussex | RH14 9XR

£550,000

A quality detached home situated on this small development constructed by Countryside Homes. The emphasis of this home is on its magnificent open plan living area which runs to full length of the property and has a part vaulted ceiling and access onto the garden and also has a defined dining area and extensively fitted kitchen. An additional main feature of this property is its master bedroom suite with its very generous sized room having a dressing area and an en-suite. To the outside the property has a widened drive to provide additional parking for three cars and this leads to a larger than usual sized integral garage and the rear garden is landscaped with a granite based patio for ease it makes a wonderful area to take it easy without having concerns about garden maintenance. A superb, insulated home office with air conditioning/heating fits neatly to the rear of the garden. The property benefits from full fibre with speeds of up to 1600Mb, essential for home working/gaming.



Covered Entrance Canopy

Front door leading to:

Hall

Amtico floor covering, radiator, turning staircase to first floor.

Cloakroom

Amtico flooring, wash hand basin with corner mixer tap and storage under, mirror, concealed cistern w.c., chrome heated towel rail, double glazed window.

Living Room/Kitchen

A magnificent feature of the property, making a tremendous space for families and entertaining. In more detail there is a living area towards the rear with twin double glazed skylight windows with fitted blinds and double glazed double opening doors leading out onto the garden. There is a slightly vaulted ceiling to this area. The room then flows through to a defined dining area that is large enough to take a generous sized dining table with a double glazed window to the side to create light, understairs storage cupboard also housing space and plumbing for washing machine.

Kitchen Area

The extensively fitted kitchen comprises: worksurface with inset one and a half bowl sink unit with mixer tap, having base cupboard under and integrated dishwasher, large matching worksurface with inset four ring ceramic hob and glass splash back with extractor over, range of base cupboards and drawers, integrated tall fridge/freezer, range of matching eye-level units, Amtico floor covering, radiator, double glazed window, recessed spot lights.

Landing

Access to roof space, radiator, airing

cupboard housing pressurised hot water system.

Magnificent Master Bedroom Suite

This very generous sized bedroom is a particular feature of the property, making a wonderful relaxing space. There is a dressing area with fitted double wardrobe with sliding mirrored doors and additional lighting above, radiator, double glazed window overlooking the garden. An additional double glazed window and radiator, door to:

En-suite

Large shower cubicle with mixer shower, wash hand basin with mixer tap, concealed cistern w.c., large fitted mirror, shaver point, chrome heated towel rail, Italian Porcelain tiled flooring, double glazed window, recessed spot lights.

Bedroom Two

Triple length wardrobes with mirror fronted doors, radiator, double glazed window.

Bedroom Three

Triple length wardrobe, radiator, double glazed window.

Family Bathroom

Comprising: panelled bath with mixer shower over (curtain and rail), wash hand basin with mixer tap, concealed cistern w.c., shaver point, mirror, chrome heated towel rail, Italian Porcelain tiled flooring, double glazed window, recessed spot lights, extractor fan.

Outside

To the side of the property is a brick paved drive that has been extended to provide parking for three vehicles; this in turn leads to:

Integral Garage

The garage is very generous in both

length and width that allows for parking of a good sized car as well as leaving a large area to the rear currently used as a gym/ games area. Other properties on the street have converted this area and still retain a garage. The garage has power and light. It also houses the gas fired boiler and there is a door giving access to the garden at the rear.

Front Garden

The front garden consists of an extremely well stocked flower bed with an array of planting. To the side of the property is a secure gate giving generous side access which in turn leads to:

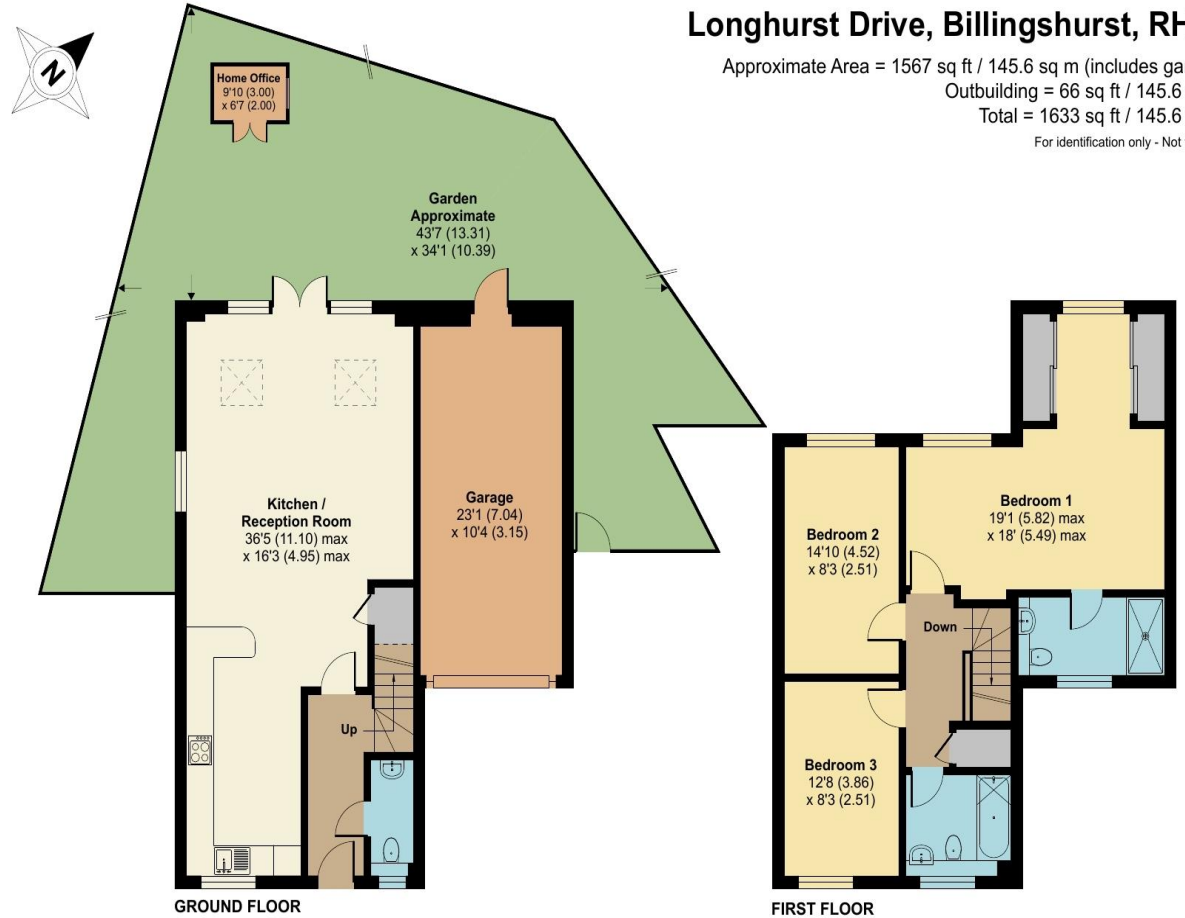
Home Office

Timber construction with insulation to the floor and ceiling, power and light plus air conditioning/heating.

Rear Garden

The garden has been landscaped with an ease of maintenance in mind and has a large expanse of two-tone granite based paving stones with shingled edging and enclosed by close boarded timber garden fencing. There is courtesy lighting to the front of the property and the rear and at the rear there is a water tap and outside power point. There is an additional side garden which has been laid with astroturf and used as a mini golf/chipping area.

EPC RATING=B
COUNCIL TAX= F



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Fowlers Estate Agents. REF: 618137



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Managing Director:
Marcel Hoad



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