



53, Groomsland Drive | Billingshurst | West Sussex | RH14 9HB

 **FOWLERS**  
ESTATE AGENTS





## 53, Groomsland Drive

Billingshurst | West Sussex | RH14 9HB

£400,000

A three bedroom end of terrace family house situated in a popular and sought after residential location. The property has gas fired central heating and is double glazed, the external brick work is being re-pointed where necessary, and the original roof has been replaced. The property does require a certain amount of updating. One of the many features is its rear garden being of a very good size and ideal for a family. To the front, there is a drive with parking. Most neighbouring properties have been extended and subject to planning consent, this property must be considered ideal for this purpose.



### Entrance

Front door leading to:

### Porch

Double glazed door to:

### Hall

Radiator, double glazed window, understairs cupboard, staircase to first floor.

### Cloakroom

WC, wash hand basin, extractor fan.

### Living Room

Double aspect to front and rear, fireplace with coal effect gas fire, second fireplace with fitted gas fire, two radiators, double glazed windows.

### Kitchen

Stainless steel sink unit with cupboards under, several worksurfaces with cupboards and drawers beneath, eye-level units, radiator, recess housing space for fridge, 'Worcester' combination gas fired, door and two steps leading to:

### Rear Porch

Of timber construction with door leading to the front. There is also a door giving access to the garden.

### Landing

Access to roof space, store cupboard.

### Bedroom One

Fitted wardrobes, radiator, double glazed window.

### Bedroom Two

Fitted wardrobes, radiator, double glazed window.

### Bedroom Three

Small wardrobe, radiator, double glazed window, electric heater.

### Bathroom

Panelled bath, pedestal wash hand basin, w.c., shelved cupboard, wall-mounted electric heater, double glazed window.

### Outside

#### Private Drive

To the front of the property is the drive providing off the road parking.

#### Front Garden

Mainly laid to lawn with several flower beds.

#### Rear Garden

The rear garden is a particularly nice feature of the property being a very good size and comprising:

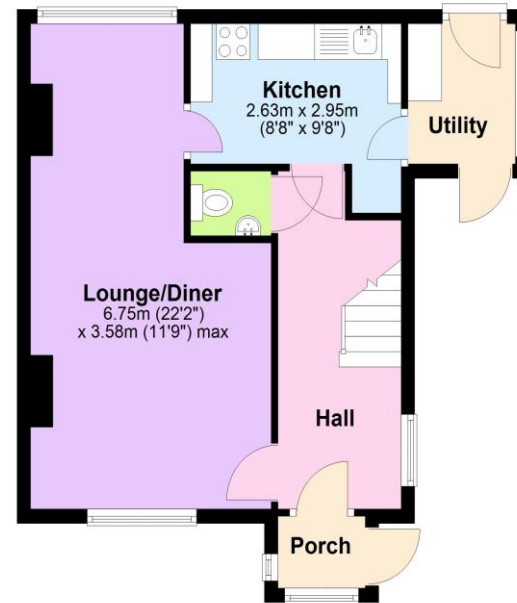
crazy paved patio adjacent the property with an area of lawn to the side and a timber store. To the side is a timber shed/workshop with mains power connected. The garden continues, passing several areas of lawn with a central flower bed and greenhouse; this leads to a good sized area of lawn with a path running along one side and flower and shrub borders. Towards the rear boundary is a rockery area and log store.

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

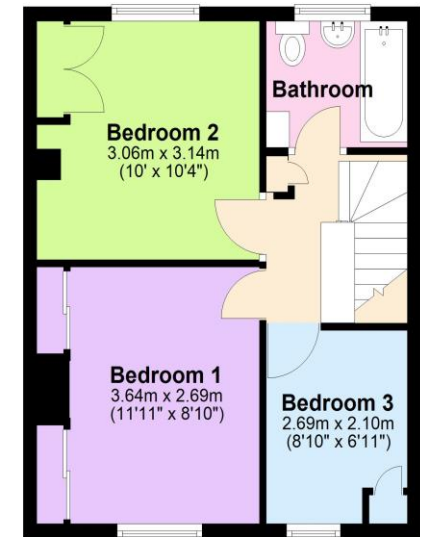




**Ground Floor**  
Approx. 41.7 sq. metres (449.1 sq. feet)



**First Floor**  
Approx. 37.4 sq. metres (402.4 sq. feet)



Total area: approx. 79.1 sq. metres (851.5 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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