



17, Belinus Drive | Billingshurst | West Sussex | RH14 9BX

 **FOWLERS**
ESTATE AGENTS



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GUIDE PRICE
£360,000

Located in a sought-after residential area, a delightful three-bedroom mid-terrace home, perfectly positioned within walking distance of local schools, railway station and village amenities. There is a lovely light, airy and spacious lounge/diner with UPVC sliding doors leading out to the garden, a well fitted kitchen with a back door providing access to the patio and garden beyond. Upstairs there are three bedrooms, two of which are doubles along with a family shower room/bathroom. Outside the property benefits from a west facing rear garden, a rear gate leading to the garage which is en bloc.



Entrance with external storage cupboard

There are steps down to the front door which leads to a hallway with stairs to the first floor and a door leading to:

Lounge/Diner

A lovely welcoming and relaxing space with UPVC sliding doors leading out to the large patio, a useful understairs storage cupboard, fire surround and matching hearth with space for a gas fire and a door leading to:



Kitchen

Comprising of various base units and drawers, work surfaces along with eye level units providing plenty of storage space. There is a built-in eye level oven, integrated fridge/freezer, a four-ring gas hob and extractor fan above, sink with drainer and mixer tap and space for a washing machine and dishwasher.



Stairs from hall to first floor landing with doors off to bedrooms and bathroom.

Bedroom One

Lovely light double room with a window looking out to the front of the property, there is also a handy built in cupboard.

Bedroom Two

A double room with a window overlooking the garden at the rear of the property. There are fitted wardrobes along one wall, with three sliding mirrored doors.

Bedroom Three

A versatile room ideal for a child's bedroom, home office, or nursery.

Bathroom

Currently configured as a wet room, thoughtfully designed for accessibility with a walk-in shower, drop-down seat, WC, and basin with cupboard above.

Rear Garden

A lovely west facing garden. A private patio with a path leading down through the lawned area to a rear gate which provides access to a garage which is en bloc.

EPC RATING=TBC
COUNCIL TAX BAND=C



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*"We'll make you
feel at home..."*



Managing Director:
Marcel Hoad

Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

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