



30, Carpenters | Billingshurst | West Sussex | RH14 9RB

**FOWLERS**  
ESTATE AGENTS



## 30, Carpenters

Billingshurst | West Sussex | RH14 9RB

£475,000

Nestled in the highly sought-after area of Carpenters, this beautifully extended family home offers generous living space and an enviable location. The neighbourhood is well-regarded for its excellent access to the High Street, reputable local schools, the leisure centre, and the nearby railway station. A spacious entrance porch welcomes you into the home, leading onto a large dining room and an impressive full-length living room. This bright and airy space features double-glazed patio doors that flow seamlessly into the conservatory and out to the rear garden. The kitchen is extensively fitted with ample storage and workspace, and a sizeable utility room adds to the home's practicality. Upstairs, the landing provides access to four well-proportioned bedrooms. The main bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a family bathroom. Outside to the rear is a low-maintenance garden with a spacious patio, a lawned area, and a raised terrace, it's the perfect setting for outdoor dining or unwinding on a warm summer evening.



### Entrance Porch

Door to:

### Dining Room

This large room offers a wonderful dining and relaxation space and leads directly into the kitchen. Staircase to first floor and door to:

### Living Room

Double aspect room with a double-glazed picture window overlooking the front and to the rear are double glazed patio doors leading to the conservatory, there is a gas fireplace with brick surround and solid wood mantal.

### Conservatory

Accessed from the lounge, this partial brick conservatory is a lovely addition and provides access on to the patio.

### Kitchen

The kitchen comprises: worksurface with inset stainless steel one and a half sink unit with mixer tap having base cupboards under, further matching worksurface with inset five ring gas hob and fitted double oven under, base cupboards and drawers, range of matching eye-level units, extractor hood over hob, space for a dishwasher, double glazed window overlooking garden, opening to:

### Utility Room

Double glazed door leading to the rear garden and additional double glazed window to side, worksurface with space and plumbing for tumble dryer, washing machine, eye-level and base cupboards, space for tall fridge/freezer.

### Landing

With doors to four double bedrooms, airing cupboard and a bathroom along with access to the loft space

### Main Bedroom

Double room with double glazed windows, radiator and built-in wardrobe, door to:

### En-suite

Tiled shower cubicle with mixer shower, vanity unit with inset wash hand basin having storage under, w.c., chrome heated towel rail, double glazed window.

### Bedroom Two

Double glazed window, radiator.

### Bedroom Three

Double glazed window, radiator.

### Bedroom Four

Double glazed window, radiator.

### Family Bathroom

Fully tiled walls and a white suite comprising: panelled bath, electric mixer shower over bath, pedestal wash hand basin, w.c., radiator, double glazed window.

### Front Garden

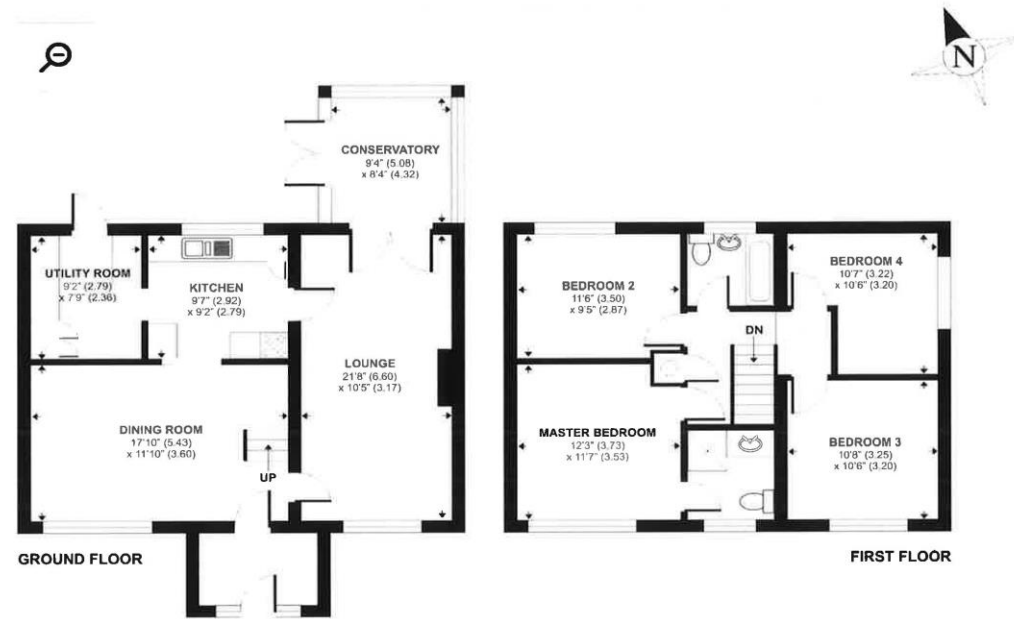
The front garden consists of an area of lawn, a side gate and off road parking.

### Rear Garden

The rear garden can be access from the utility and the conservatory. The garden is terraced offering a patio, area of lawn and private seating area. There is also a side gate with access to the front.

**EPC RATING= E**  
**COUNCIL TAX= E**





### 30 Carpenters, Billingshurst

APPROX. GROSS INTERNAL FLOOR AREA 1404 SQ FT / 130.5 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for identification purposes only and are not drawn to scale.



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

Managing Director:  
Marcel Hoad



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