



20, Blackthorn Avenue | Billingshurst | West Sussex | RH14 9GW





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£460,000

A spacious semi-detached family home constructed by A2 Dominion in this well-established residential location. Within walking distance is the primary school, secondary school and mainline station to Gatwick and London. The property benefits from an integral garage with an electric roller door and extended driveway parking to the front of the garage sufficient for at least two cars.

The property with installed photovoltaic solar panels to the roof, is well presented and provides well designed accommodation for economical family living.

The downstairs accommodation includes a downstairs cloakroom, hall cupboard storage, a spacious living room with front aspect and a good size light and airy Kitchen/Dining/Family room with bi-fold glazed doors leading to the rear full width patio and garden. The kitchen has several integrated appliances. On the first floor, the galleried landing leads to the four bedrooms, with the main bedroom having an en-suite shower. Bedrooms one and two also have fitted wardrobes. There is also a family bathroom with access from the landing and jack and jill door access to the second bedroom. The front garden of the property is bordered by hedging. Adjacent to the front garden a pathway leading to the front door.



Covered Entrance Canopy

Courtesy light, front door with double glazed insert, Arlo doorbell security system, leading to:

Hall

Hall cupboard housing solar panel meter, electric meter with space for storage. Wood effect laminate flooring, radiator, thermostat for ground floor heating, understairs cupboard, turning staircase to first floor with balustrade.

Cloakroom

Concealed cistern w.c. with tiled shelf over, wash hand basin with mixer tap and tiled splash back, towel holder, tiled floor, radiator, spot lights, extractor fan.

Living Room

Accessed from the hallway via double opening doors, a good size bright living room with plantation shutters to the window overlooking the front garden. Radiator, ample double electrical sockets, TV point with Openreach fibre optic wi-fi connection.

Kitchen/Breakfast Room

A large open plan living area with laminated wood effect flooring to the dining/family area and tiled floor to the kitchen. The kitchen has ample electrical sockets and many integrated appliances, comprising: worksurface with inset one and a half bowl stainless steel sink unit with mixer tap and drainer. Having base cupboards under and integrated dishwasher, space and plumbing for washing machine, additional matching worksurface with up-stand, inset five ring gas hob with stainless steel splash back and matching stainless steel extractor hood, base cupboards and drawers, cooker unit housing double oven with storage above and below,

integrated fridge/freezer, eye-level cupboards, tiled floor, spot lights. Picture window overlooking the rear garden with plantation shutters. The dining/family area with glazed bi-folds dressed with plantation shutters, to the rear patio and garden. Several further electrical sockets and tv point for wall mounted television.

Landing

A galleried landing with access to roof space, radiator, storage cupboard and airing cupboard with pressurised hot water tank.

Bedroom One

Fitted wardrobes with sliding doors, radiator, electrical sockets, double glazed window with plantation shutters, door to:

En-suite Shower

Tiled shower cubicle with mixer shower, wash hand basin with mixer tap, concealed cistern w.c., tiled display shelf, shaver point, chrome heated towel rail, tiled floor, extractor fan, spot lights. Wall mounted mirror.

Bedroom Two

Fitted wardrobes with sliding doors, radiator, TV socket, Electrical sockets, double glazed window with plantation shutters. 'Jack and Jill' access door to the family bathroom.

Bedroom Three

Radiator, double glazed windows with plantation shutters, double electrical socket.

Bedroom Four

Radiator, double glazed window with plantation shutters, built in cupboard with hanging rail.

Family Bathroom

White suite comprising: tile panelled bath with mixer tap and shower attachment with glazed shower screen, wash hand basin with mixer tap, concealed cistern w.c., tiled shelf, shaver point, chrome heated towel rail, wall mirror, tiled floor and skirting, double glazed window, spot lights, extractor fan.

Outside

A private extended width drive provides off the road parking for at least two cars and this in turn leads to secure side gate access and:

The property benefits from photovoltaic solar panels to the roof which provides an income.

Garage

With a pitched and tiled roof, electrically operated roller door, additional door to the rear of the garage giving access to the garden.

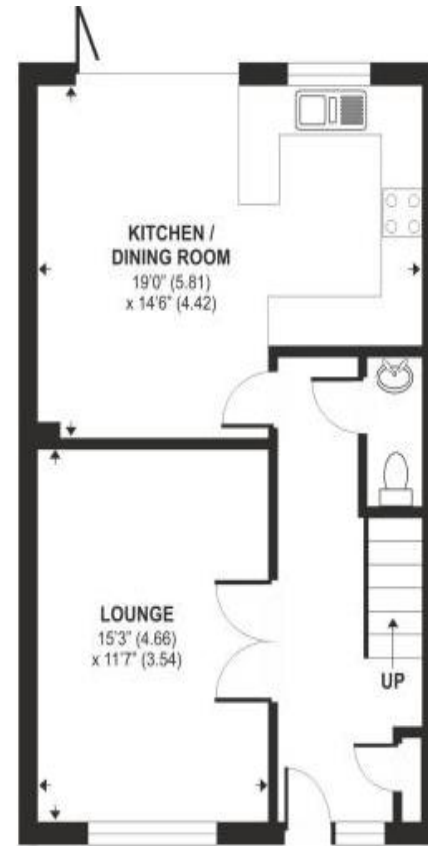
Front Garden

The front garden is mainly laid to lawn with hedging to the front boundary. Access pathway to the front door and decorative slate filled areas between the pathway and the driveway area.

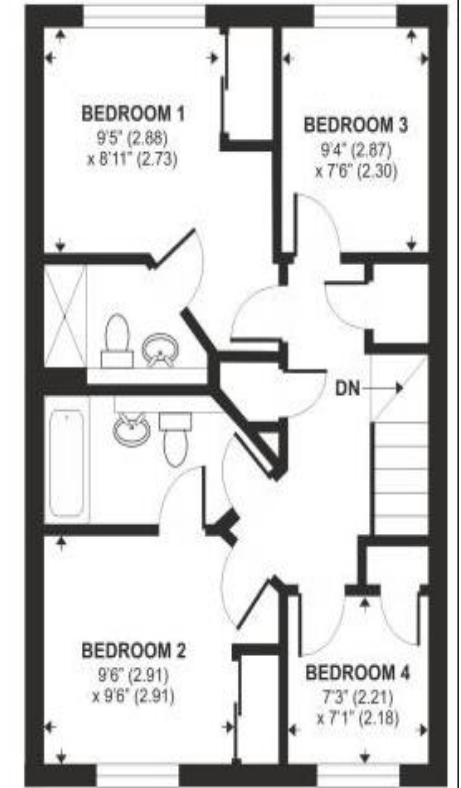
Rear Garden

Generous size with a southerly aspect. Immediately adjacent the property is a full width patio with a patio path running along the rear of the property to the side gate access. A further area of patio to the rear of the garden with an area of lawn to the centre edged by flower borders with interspersed shrubs. There is a timber garden shed on a concrete base with solar panel lighting. The garden bordered by close board timber garden fencing.

EPC Rating=B
Council Tax Band= E
Monthly Service Charge=£37.89



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