



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





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**£364,500**

A very well presented three bedroomed family home situated in a popular residential location known for its excellent access to the local schools, leisure centre and railway station plus the High Street. A pleasant green is on the doorstep which makes a great open space. The property has a hall which gives access to two reception rooms that are divided by an internal wall that could be removed should open plan living be preferred. The kitchen is well fitted with numerous base and eye-level units and has a door leading to the patio and garden. To the first floor the landing gives access to three bedrooms and beautifully re-fitted bathroom with a Victorian style suite. To the outside, there is unrestricted parking on the road plus the benefit of a garage situated nearby. The rear garden has a westerly aspect with a large patio leading to an area of lawn and an attractive cabin/summerhouse. The property is double glazed and has gas central heating throughout.



### Entrance

Replacement front door leading to:

### Hall

Wood laminate floor, radiator, stairs to first floor, door to:

### Lounge

Aspect to the front with double glazed picture window, large recess understairs big enough to house the TV and display cabinet, small understairs storage, fitted cupboard, wood burner on slate hearth (not certified), door to:

### Dining Room

Outlook over garden with almost full height double glazed picture window, wood laminate floor, radiator.

### Kitchen

Comprising: worksurface with inset stainless steel sink unit with mixer tap having base cupboards under, space and plumbing for washing machine and dishwasher, further base cupboards, two further matching worksurfaces with space for cooker between, base cupboards under, space for tall fridge/freezer, range of eye-level cupboards, display shelf, extractor hood over cooker space, spot lights, door to garden.

### Landing

Access to roof space via loft ladder, shelved linen cupboard.

### Bedroom One

Free-standing wardrobe.

### Bedroom Two

### Bedroom Three

Bulk-head incorporating space for single mattress with storage under, cupboards.

### Bathroom

Recently re-fitted with a quality suite of Victorian style and comprising: panelled bath with mixer tap and hand held shower attachment, vanity unit with granite shelf with inset wash hand basin with mixer tap having cupboards under, concealed cistern w.c., recessed shower cubicle with maintenance free Aqua-board and mixer shower with drench head, spot lights, extractor fan.

### Garage

Whilst the road has unrestricted parking there is the benefit of a garage situated in a compound close-by.

### Front Garden

The property is well screened from the road with a well-manicured hedge and brick

retaining wall. There are several steps leading to the front of the property and a crazy paved terrace.

### Rear Garden and Cabin/Office

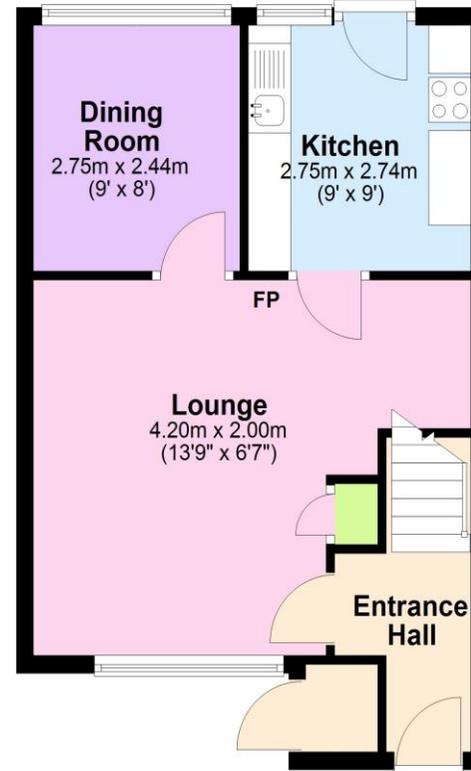
Adjacent the property is a full width patio edged by a brick wall with inset flower planters. There are two steps leading to the remainder of the garden which consists of a central crazy paved path with an area of lawn to either side. This leads to an attractive timber cabin/office, which is partitioned to the rear to form a storage area. The cabin is insulated and has several power points. To the front of the cabin are two windows and double opening doors that open and look back towards the property. At the end of the garden is a secure gate that gives access to the garage.

**EPC RATING= C.**  
**COUNCIL TAX= C.**



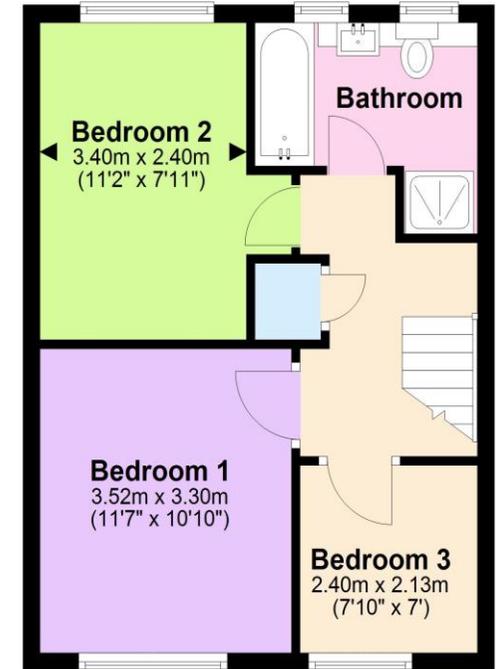
### Ground Floor

Approx. 38.9 sq. metres (419.2 sq. feet)



### First Floor

Approx. 38.3 sq. metres (411.8 sq. feet)



Total area: approx. 77.2 sq. metres (831.0 sq. feet)

These images are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.



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



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