



5, Ostlers View | Billingshurst | West Sussex | RH14 9LU

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ESTATE AGENTS





## 5, Ostlers View

Billingshurst | West Sussex | RH14 9LU

£525,000

A four bedroomed detached family house situated in a small courtyard off Ostlers View which is a no-through road with a footpath at the end leading to a pleasant walk. The property's location is ideal for access to the local schools, leisure centre and railway station just beyond and the village high street is also very accessible. A spacious hall greets you as you enter and this leads to the two reception rooms with the dining room having patio doors to the garden. The kitchen has integrated double oven and hob and there is a separate utility room and cloakroom. The first floor landing gives access to four bedrooms with both an ensuite and family bathroom. To the outside a drive leads to the long garage and the secluded garden has a westerly aspect. The property is double glazed and has gas fired heating to radiators and there is also air conditioning installed to the property.



### Covered Entrance Canopy

Replacement front door leading to:

### Hall

Turning staircase to first floor with double glazed window at half landing, understairs cupboard, radiator.

### Cloakroom

White suite comprising: w.c., pedestal wash hand basin, double glazed window.

### Lounge

Aspect to rear, radiator, double glazed window, archway through to:

### Dining Room (also approached via Kitchen)

Double glazed sliding patio doors to rear garden, radiator, air conditioning unit.

### Kitchen

Worksurface with inset sink unit with mixer tap having base cupboards and drawers under, space and plumbing for dishwasher, several further matching worksurfaces, one having an integrated four ring ceramic hob with extractor hood over, cooker unit housing double oven with storage above and below, space for fridge, eye-level cupboards, double glazed window, opening to:

### Utility Room

Worksurface with base cupboards

under, space and plumbing for washing machine, eye-level cupboard, wall-mounted gas fired boiler, radiator, double glazed window, double glazed door leading to outside.

### Landing

Access to roof space, recessed cupboard, airing cupboard housing lagged hot water tank.

### Bedroom One

Radiator, double glazed window, air conditioning unit, door to:

### En-suite Shower Room

Shower cubicle with mixer shower, vanity unit with inset wash hand basin with mixer tap and storage under, concealed cistern w.c., heated towel rail, double glazed window.

### Bedroom Two

Double glazed window, radiator.

### Bedroom Three

Radiator, double glazed window.

### Bedroom Four

Radiator, double glazed window.

### Family Bathroom

White suite comprising: shaped Jacuzzi bath with mixer tap and shower attachment and fitted shower screen, pedestal wash hand basin with mixer tap, w.c., fully tiled walls, double glazed window, radiator, light/shaver point.

### Outside

The property is situated in a no-through road in a small, pleasant courtyard with a private drive to the front of the property providing off the road parking for several vehicles. This leads to:

### Garage

Roller door and further door at the rear giving access to the garden.

### Front Garden

The front garden is mainly paved with well stocked flower and shrub beds, side access leading to:

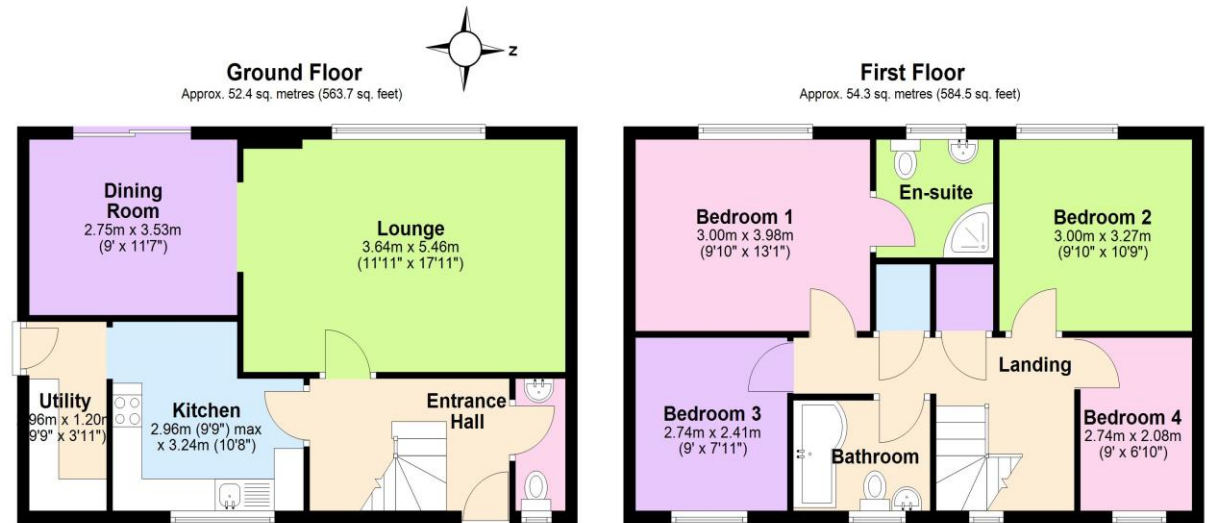
### Rear Garden

The secluded rear garden has a full width terrace adjacent the property with a step that leads down to the remainder of the garden which is mostly laid to lawn and bordered by deep well stocked flower and shrub beds. There is an ornamental pond, timber garden shed and aluminium framed greenhouse.

**EPC RATING=D**  
**COUNCIL TAX= F**







Total area: approx. 106.7 sq. metres (1148.2 sq. feet)

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



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Managing Director:  
Marcel Hoad



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