



25, Rhodes Way | Billingshurst | West Sussex | RH14 9ZL

 **FOWLERS**  
ESTATE AGENTS





## 25, Rhodes Way

Billingshurst | West Sussex | RH14 9ZL

£540,000

A beautifully presented, detached four bedroom family home built by Charles Church to a very high degree of efficiency. The central hall has a turning staircase to the first floor. To either side of hall is the living room and access door direct to the garage. There is also a cloakroom. At the rear of the hall a door leads through to the wonderful full width kitchen/dining room which is a real hub of the house with the dining area having double doors leading onto the garden. The kitchen is extensively fitted and has numerous integrated appliances. The large, square landing gives access to the bedrooms, with the main bedroom having an en-suite shower. There is also a family bathroom. To the outside a wide drive is at the front of the house giving parking for three cars and the good sized garage has power and light. The garden is ideal for a family with a patio by the house, an area of lawn with a vegetable garden and to one corner is a raised patio with pergola over making a great place to relax.



### Hall

Karndean floor covering, turning staircase to first floor, radiator.

### Cloakroom

White suite comprising: w.c., wash hand basin with tiled splash back, Karndean flooring, radiator, spot lights, extractor fan.

### Living Room

Double glazed window, radiator.



### Kitchen/Dining Room

This magnificent room runs the full width of the property with a large dining area having double glazed double opening doors leading directly out onto the garden. There is an extensively fitted kitchen comprising: worksurface with inset sink unit having mixer tap and base cupboards under, integrated dishwasher, integrated washing machine/drier, further matching worksurface with inset four ring gas hob having stainless steel splash back and extractor hood over, integrated double oven, base cupboards and drawers, integrated fridge/freezer with full height larder unit to the side, eye-level cupboards, concealed combi boiler, double glazed window.



### Large landing

A large square landing giving access to the four bedrooms, deep linen cupboard, access to roof space. Double glazed window.

### Bedroom One

Double glazed window, radiator, door to:

### En-suite Shower

Large shower cubicle with mixer shower, pedestal wash hand basin with mixer tap, w.c., chrome heated towel rail, double glazed window, extractor fan.

### Bedroom Two

Radiator, double glazed window.

### Bedroom Three

Radiator, double glazed window

### Bedroom Four

Radiator, double glazed window.

### Family Bathroom

White suite comprising panelled bath with mixer tap, electric mixer shower and glazed shower screen, pedestal wash hand basin with mixer tap, w.c., chrome heated towel rail, extractor fan, double glazed window.

### Garage and Parking

To the front of the property is a drive providing off the road parking for three vehicles and leads to the integral garage with an up and over door, power and light and internal door giving access to the hall.

### Rear Garden

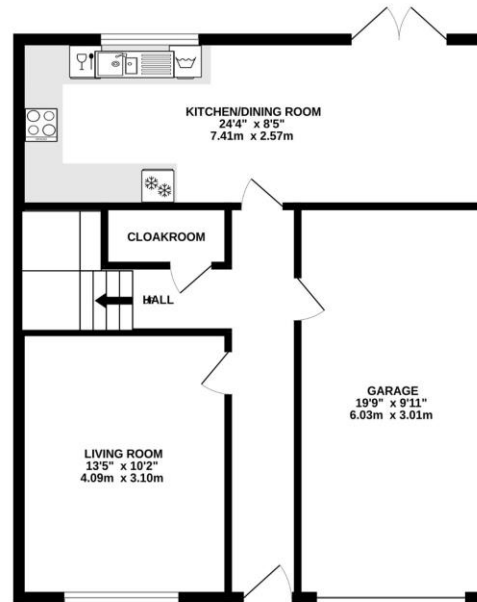
Adjacent the house is a patio with shingle seating area beyond. There is a good sized area of lawn with a vegetable garden to the side. To one corner is a raised patio with wooden pergola and flower planters making an ideal spot to relax and look over the garden. There is outdoor electricity, and a water tap in the garden, timber shed, side access to the front of the property.

**EPC RATING=B**  
**COUNCIL TAX =F**  
**ANNUAL ESTATE CHARGE=**  
**£566.00 APPROX**

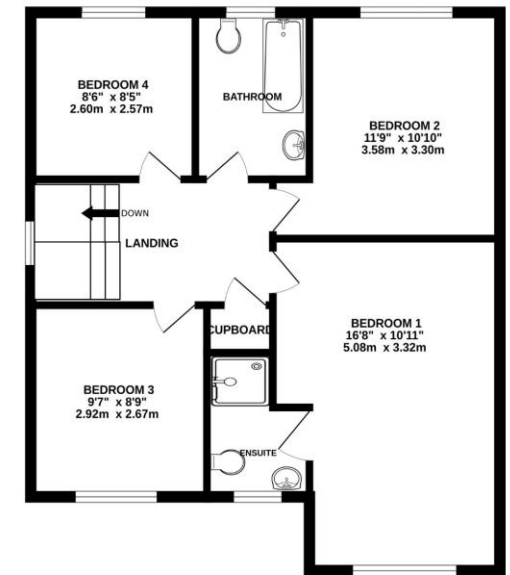




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Managing Director:  
Marcel Hoad



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