



11 Daux Way | Billingshurst | West Sussex | RH14 9TG

 **FOWLERS**
ESTATE AGENTS



11 Daux Way

Billingshurst | West Sussex | RH14 9TG

£395,000

This exceptional Victorian semi detached extended house is perfectly located within a short walk of Billingshurst train station which provides a frequent services to London and Gatwick. The property has seen the benefit of major improvement and an extended layout to create a beautiful home that retains many of the original features. The ground floor consists of a traditional sitting room at the front with bay window and fireplace with log burner. At the rear there is an impressive kitchen/diner which is perfect for family meals and entertaining and beyond here there is a rear lobby/utility room with a shower room/WC just beyond. The landing gives access to the two double bedrooms and a refitted bathroom with a quality suite including separate shower. Outside there is a drive to the front of the cottage giving parking. Additional vehicles can park on the road to the front with the benefit of a permit that alleviates over parking in the area. There is a wonderful, large rear garden with a substantial lawn, summer house and further store. Consent was previously given to enlarge the home to give three bedrooms, and further details are available upon request.



Hall

Turning staircase to first floor with understairs cupboard, radiator, light oak floor.

Living Room

A wonderful character room with a full height exposed brick chimney breast with raised hearth and inset woodburner, cupboard to side and recess for storing logs, fitted shelves, bay with double glazed windows and fitted shutters, light oak flooring, coved ceiling.

Kitchen/Dining/Family Area

This part of the house has been extended from the original and now forms a large family area with clearly defined areas comprising:

Kitchen

Refitted and comprising: -
Worksurface with inset sink unit with mixer tap having base cupboards under, integrated dishwasher, further worksurfaces, fitted Range cooker with extractor hood over, base cupboards and drawers, range of matching eye-level units, space for tall fridge. There is a further island unit comprising work top with base cupboards and drawers under, skylight window.

Dining/Family Area

Plenty of space for a good size dining table, opening through to a further area with additional skylight window and double glazed double

opening doors leading to the terrace and rear garden, two radiators.

Utility/Rear Lobby

Worksurface with space and plumbing for washing machine beneath, tall shelved cupboard, extractor fan, part double glazed door leading to outside.

Shower Room/W.C.

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

Landing

Double glazed window.

Bedroom One

Double glazed window, radiator, generous ceiling height, cast iron fire surround.

Bedroom Two

Double glazed window, radiator, fitted shelved linen cupboard with cupboard to side housing condensing combination gas fired boiler, cast iron fireplace, generous ceiling height.

Bathroom

Being superbly re-fitted with a white suite comprising: shaped bath with contemporary mixer tap and hand held shower attachment, tiled area to side incorporating shelf, large shower cubicle with mixer shower and large drench head, vanity unit with granite top and shaped wash

hand basin with mixer tap, tiled recess with shaver point, w.c., Karndean floor covering with underfloor heating, generous ceiling height, spot lights, access to roof space, double glazed window, heated towel rail.

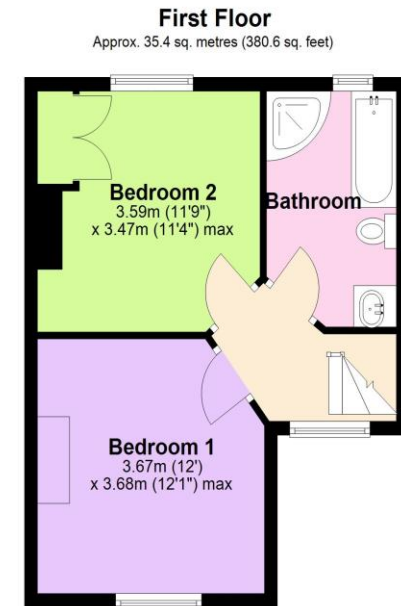
Drive and Parking

To the front of the property is a private bricked drive providing **off the road parking**. There is a further bricked area to the front of the living room with a garden hedge to the front boundary. There is side access that leads to:

Large Rear Garden

Adjacent the property is a terrace which then leads to the remainder of the garden where there is a large expanse of lawn with flower and shrub beds. Towards the rear boundary is a timber summerhouse and garden store. Concreted hard-standing area.

EPC RATING=D.
COUNCIL TAX=C.



Total area: approx. 90.7 sq. metres (976.6 sq. feet)

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



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feel at home..."*

Managing Director:
Marcel Hoad



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