

£575,000 offers over.



**33, Silver Lane, Billingshurst,
West Sussex. RH14 9RN**

Situated in one of the most sought after locations in Billingshurst, not only because of its access to the High Street with its many amenities but also giving very good access to schools of all age groups and having the leisure centre and train station slightly further beyond. This detached home gives the chance to own a tremendous family home with the added benefit of possible further extending (subject to usual planning consents). The property has already been extended towards the rear of the double garage, and this gives ground floor accommodation that can provide a separate dining room if required, or with the living room being large enough to accommodate a dining table the extended accommodation could form a separate family room or study. On the first floor are three good sized bedrooms and family bathroom. The property benefits from double glazed windows and gas fired heating to radiators. The double garage and generous parking to the front is a wonderful feature of the property and the rear garden has a particularly secluded outlook.

**EPC RATING=E.
COUNCIL TAX=E.**

Entrance Porch

Replacement front door with double glazed window to side, door to:-

Entrance Hall

Staircase to first floor, understairs storage cupboard, radiator.

Cloakroom

White suite comprising: WC, wash hand basin with tiled splash back, radiator, double glazed window.

Living Room

Two radiators, triple length double glazed patio doors to rear garden, double opening doors to:

Dining Room

Radiator, book shelves, further storage unit with work top over, double glazed door with matching window to side leading to:

Conservatory

uPVC construction with full height double glazed windows, tiled floor, power point, sliding door to rear garden.

Kitchen

Refitted and comprising: - Full length work surface with inset sink unit and mixer tap, cupboards and drawers under, one concealing twin waste bins. Integrated gas hob with drawers under and stainless steel extractor hood over. Space and plumbing for dishwasher or washing machine. Cooker unit housing double oven with storage above and below, further work surface with cupboards under, free standing fridge/freezer, larger unit, eye level units, concealed gas fired boiler, tiled floor, double glazed window and door to outside.

Landing

Access to roof space, double glazed window, airing cupboard housing lagged hot water tank.

Bedroom One

Recessed double wardrobe with further storage over, radiator, double glazed window.

Bedroom Two

Recessed double wardrobes with further space over, radiator, double glazed window.

Bedroom Three

Radiator, double glazed window.

Bathroom

Panelled bath with mixer shower over and fitted shower screen, wash hand basin with mirror over, WC, heated towel rail, double glazed window, tiled floor.

Outside

The property is set back from Silver Lane and has a wide private drive to the front providing off the road parking for several vehicles. This in turn leads to:

Double Garage

Brick construction with an up and over garage door, power and light, electric and gas meters. The rear of the garage is a personal door giving access from the garden. There is also an additional personal door giving direct access to the dining room.

Front Garden

Being open plan and almost entirely laid to lawn with flower and shrub borders, there is side access along both sides of the property, one being via a covered walkway which in turn leads to:

Rear Garden

Having a very good degree of seclusion. Immediately adjacent to the property is a terrace with flower beds and rockery. This in turn leads to an area of lawn with deep flower and shrub borders, running along one side of the garden is a shingle and paved path which leads to the remainder of the garden which consists of numerous flower beds with pathways in between, aluminium framed greenhouse.



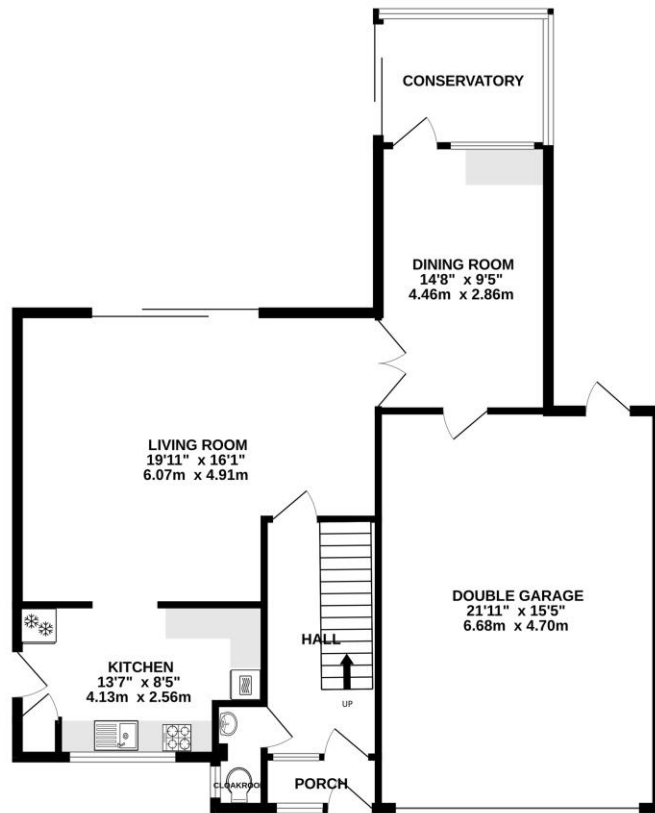
Managing Director:
Marcel Hoad

we'll make you feel at home...

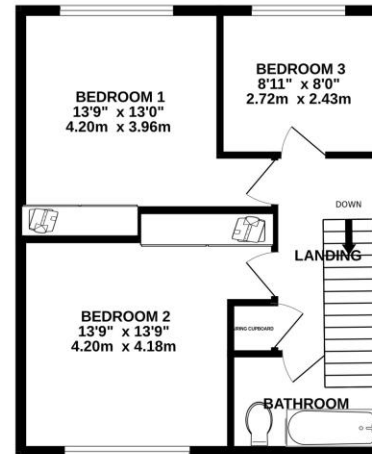
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GROUND FLOOR



1ST FLOOR



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