



14, Myrtle Close | Billingshurst | West Sussex | RH14 9XF





14, Myrtle Close

Billingshurst | West Sussex | RH14 9XF

£450,000

A beautifully presented three bedroom semi-detached house in a tucked away location on the very edge of this small modern development. The location is enhanced by a wonderful outlook over Station Gardens with its large open space, meandering paths, and substantial planting. The property has a pillared entrance porch leading to a large hall running along the centre of the property with both reception rooms situated either side. The living room has a triple aspect, and the kitchen/dining room has extensively fitted kitchen and large dining area. The garden can be approached via both the living room and the kitchen/dining room. Off the hall is also a cloakroom. The turning staircase is towards the rear of the hall and has a large picture window at half landing. The landing gives access to three good sized bedrooms with the main bedroom having a large en-suite. Bedrooms one and two have an aspect to the front with lovely views over the parkland. There is also a family bathroom. To the outside, the property has two allocated parking spaces situated directly at the rear of the garden. The garden has a patio adjacent the property, an area of lawn, a further patio to the side and timber shed.



Large Entrance Canopy

Front door with double glazed leaded light inserts leading to:

Hall

Vinyl tile effect floor covering, radiator, understairs cupboard, cupboard with space and plumbing for washing machine with shelving over, turning staircase to first floor with half landing having large double glazed window.

Cloakroom

Vinyl tile effect floor covering, corner wash hand basin with tiled splash back, radiator, double glazed window, w.c., spot lights.

Living Room

A triple aspect room running the full length of the property, large square bay with double glazed windows, additional double glazed window with fitted plantation shutters, double glazed double opening doors leading to garden, two radiators.

Kitchen/Dining Room

Being a generous size running the full length of the property with an extensively fitted kitchen comprising: worksurface with inset one and a half bowl stainless steel sink unit with base cupboards

under, integrated dishwasher, further matching worksurface with inset four ring gas hob with stainless steel splash back and matching stainless steel extractor, integrated oven with storage to either side, tall shelved larder unit, integrated fridge and freezer, range of eye-level units, vinyl tile effect floor covering, large dining area, radiator, double glazed double opening doors to garden, double glazed window with a pleasant outlook to the front towards the neighbouring park.

Landing

Access to roof space, radiator, airing cupboard housing gas fired boiler.

Bedroom One

Double aspect room with double glazed windows and fitted plantation shutters, excellent outlook over neighbouring parkland, radiator, door to:

En-suite

Large, walk in shower cubicle with frameless glazed screen and mixer shower, wash hand basin with mixer tap and large tiled shelf over, shaver point, w.c., vinyl tile effect floor, heated towel rail, extractor fan, spot lights, double glazed window.

Bedroom Two

Double glazed window with outlook over neighbouring park, radiator.

Bedroom Three

Double glazed window, radiator, triple length wardrobes with sliding doors.

Bathroom

White suite comprising panelled bath with mixer tap and hand held shower attachment and fitted shower screen, wash hand basin with mixer tap and tiled shelf over, shaver point, w.c., vinyl tile effect floor, heated towel rail, double glazed window, recessed spot lights, extractor fan.

Parking for 2 Vehicles.

Situated directly to the rear of the garden.

Garden

The garden enjoys a southerly aspect and has a patio adjacent the property leading to an area of lawn with well stocked flower and shrub borders. To one side of the garden is a further patio with a garden shed beyond, side gate.

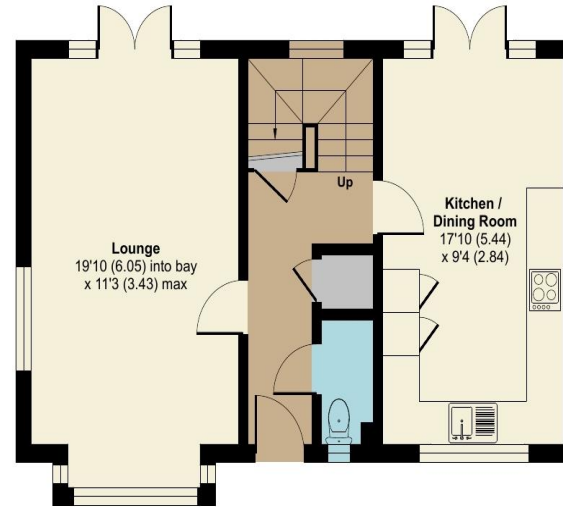
EPC RATING= B
COUNCIL TAX= E
ESTATE CHARGE APPROX £400 A YEAR.



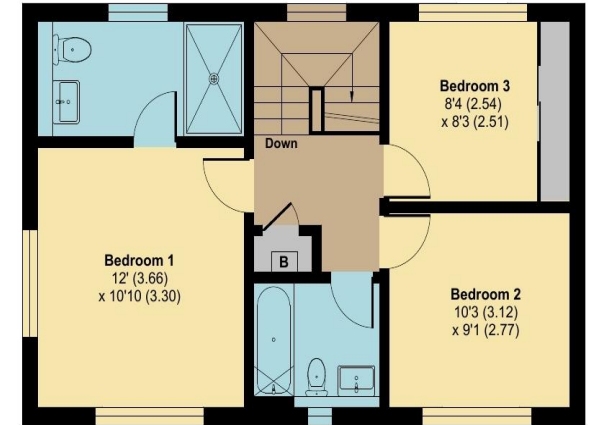
Myrtle Close, Billingshurst, RH14

Approximate Area = 1046 sq ft / 97.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Fowlers Estate Agents. REF: 1020554



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



Managing Director:
Marcel Hoed

Fowlers 74 High Street, Billingshurst, West Sussex, RH14 9QS www.fowleronline.co.uk billingshurst@fowleronline.co.uk 01403 786787

Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.