



1, Hillview | Billingshurst | West Sussex | RH14 9ER





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£399,950

A three bedroom end of terrace family house situated in a modern courtyard development with excellent access to the village High Street and the local schools, with the train station being just beyond.

The property has a good sized hall, cloakroom and a living room with double opening doors leading to the addition of a conservatory with an insulated roof.

Undoubtedly one of the main features of the home is its wonderful full width kitchen/dining Room with an extensively fitted kitchen with several integrated appliances and plenty of room for a large dining table with bay window to side.

On the first floor the landing gives access to three bedrooms with the main bedroom having an en suite shower room, there is also a well fitted shower room that was originally a bathroom.

To the outside are two allocated parking spaces. The rear garden has a sunny aspect with an area of lawn and a large terrace adjacent the house and conservatory. The house benefits from gas fired heating to radiators and double glazed windows.



Hall.

Tiled flooring, radiator, turning staircase to first floor.

Cloakroom.

WC, pedestal wash hand basin with tiled splash back, radiator, tiled flooring, extractor fan, double glazed window.

Living Room.

Covered radiator, TV point, double glazed double opening doors with windows to either side leading to:-

Conservatory.

Brick and Upvc construction with double glazed windows and an insulated roof, under floor heating, power points, double opening doors to garden.

Kitchen/Dining Room.

A wonderful feature of the property and running the full width of the house. The kitchen is extensively fitted and comprises: - Work surface with inset sink unit having base cupboard under, integrated dish washer, space and plumbing for washing machine, further work surface with base cupboards and drawers beneath, fitted hob with integrated oven under, stainless steel splash back with extractor hood over, space for

fridge/freezer, range of matching eye level units, concealed gas fired boiler. The dining area has a bay window, and all glazing is double glazed, under stairs cupboard, 2 radiators, tiled flooring, and TV point.

Landing/Loft.

Double glazed window, radiator, and cupboard; access to roof space. The loft is boarded with a window and is of a traditional construction which gives a very useable storage area and could possibly be converted subject to the usual consents.

Main Bedroom.

Recessed double wardrobe with mirror fronted doors, radiator, double glazed window, TV point.

En Suite Shower Room.

Tiled shower cubicle with electric mixer shower, pedestal wash hand basin with mixer tap and tiled splash back, WC, chrome heated towel rail, extractor fan.

Bedroom 2.

Radiator, double glazed window plus a further double glazed skylight window, recess ideal for wardrobe, TV point.

Bedroom 3.

Double glazed window, radiator, and TV point.

Shower Room (Originally a Bathroom).

Large shower cubicle with mixer shower, pedestal wash hand basin with mixer tap and tiled splash back, WC, chrome heated towel rail, double glazed window, extractor fan.

Allocated Parking.

To the rear of the development is a brick paved parking area where 2 spaces are allocated for this property.

The property is approached by a brick paved communal courtyard with inset flower planters.

Front Garden.

Enclosed by wrought iron railings with the garden consisting of several flower beds with a variety of shrubs, side access with gate leading to:-

Rear Garden.

Immediately adjacent the property is a large patio with a raised flower bed to one side, 2 steps leading to a further area of lawn with several raised flower beds, timber garden store.

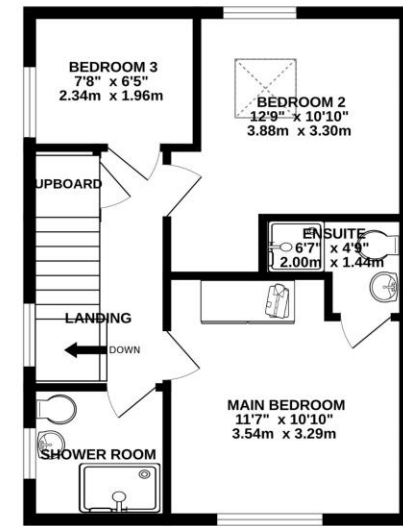
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