



116, High Street | Billingshurst | West Sussex | RH14 9QS





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£400,000 GUIDE PRICE

A unique opportunity to own a completely individual, detached home on the site of a former small commercial property. The location is perfect for a short stroll into the village centre giving access to its range of restaurants, public houses, and retail outlets. Access for the train station, leisure centre and well regarded schools is also excellent.

The individual detached house design has a great emphasis on quality, with a “nod” to a warehouse style that elevates this homes finish to a superb standard. A landscaped courtyard garden is approached from the house via the kitchen/dining room giving outdoor space for your al-fresco dining. A parking space is located just beyond.



Property Specification

Roof

Natural Slate
Photovoltaic Solar panels
Architectural aluminium gutters and downpipes

External Fascade

A mixture of
Facing brickwork
Siberian larch timber cladding or similar
Monocouche render finish

Windows & Doors

High specification heritage style aluminium windows finished in anthracite
Rear Bifold doors finished to same specification.
Triple panel solid oak front door

Kitchen

Fully fitted kitchen with integrated appliances supplied and fitted.
Quartz worktops
All kitchen appliances are NEFF
Full size dishwasher
Induction hob with matching extractor
Double oven
Full height integrated fridge freezer

Bathrooms

Master Ensuite

Bath with shower and bespoke bath screen
Fitted Vanity unit for sink and toilet
Heated towel rail
Tiled wall and floor finishes
Underfloor heating

Bedroom 2 Ensuite

Shower enclosure
Fitted Vanity unit for sink
Back to wall toilet pan
Heated towel rail
Tiled wall and floor finishes
Underfloor heating

GF WC

Vanity sink unit
Back to wall toilet pan
Underfloor heating

Utility

Fitted with space for washing machine

Floor finishes

Ground floor finished in engineered oak flooring
Bedrooms, landing and staircase to be fully carpeted.

Staircase

Solid oak staircase with oak handrails and glass balustrading

Heating & Power

Ground floor is entirely under floor heating
First floor has conventional radiators with thermostatic valve controls
Electric boiler with hot water cylinder storage
Lighting has a mixture of LED light fittings with some feature pendant fitting to be decided
External lighting provided at strategic locations

External front

Silver Granite paving to front area, entrance staircase and lightwell area
Wrought iron rails to perimeter walls

Rear garden

Landscaped with porcelain patio adjacent the house and an area of natural lawn beyond. Porcelain wide path continues along left boundary leading to parking space. 2 separate gates. Raised planter with trellis for climbing plants. Featheredged fencing to boundary.

Parking.

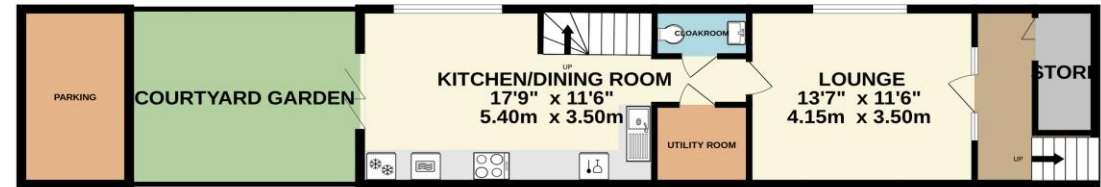
Space to rear of garden with Electric car charging point.

PREDICTED EPC RATING= C.
COUNCIL TAX BANDING= tbc.

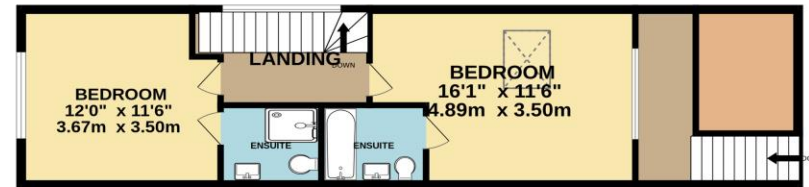
**INTERNAL PHOTOGRAPHS ARE HISTORICAL AS
PROPERTY IS CURRENTLY TENANTED.**



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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