



4, Station View | Billingshurst | West Sussex | RH14 9UT

 **FOWLERS**
ESTATE AGENTS



4, Station View

Billingshurst | West Sussex | RH14 9UT

£475,000

Situated in a small private close with excellent access to Billingshurst mainline railway station with its services to Gatwick and London and within easy reach of a local store. This four bedroomed end of terrace house was constructed to a high specification in 2013 by Thakeham Homes. The property benefits from triple glazed windows and gas fired heating with zoned heating controls to keep the running costs to a minimum. The principal reception room runs the full width of the property with double doors opening onto the southerly aspect garden. There is an extensively fitted kitchen with numerous integrated appliances and the ground floor also has a cloakroom. On the first floor the galleried landing gives access to the four bedrooms, with the main bedroom having an en-suite and there is an additional family bathroom. All bedrooms have wardrobes. To the outside, there is an integral garage with power and light and up and over door plus an additional allocated parking space. The garden has a southerly aspect and a particularly open outlook being enclosed by neighbouring gardens.



Entrance Canopy

Front door leading to:

Hall

Staircase to first floor with understairs cupboard, radiator, thermostat to control ground floor heating.

Cloakroom

W.C., pedestal wash hand basin with mixer tap, radiator, mirror fronted medicine cabinet, extractor fan.



Lounge/Dining Room

This large room runs the full width of the property and has double opening double glazed doors with matching windows to either side opening to the patio and garden, two radiators, additional double glazed window and open plan leading through to:

Kitchen

Extensively fitted kitchen comprising: worksurface with inset one and a half bowl stainless steel sink unit with mixer tap having base cupboards under, integrated dishwasher, further matching worksurfaces with inset four ring gas hob with glass splash back and extractor hood over, base cupboards and drawers, integrated washer/dryer, retractable larder unit, fitted fridge/freezer, eye-level storage cupboards, cooker unit housing double oven with storage above and below, tall shelved unit, concealed gas fired boiler, double glazed window, spot lights.



Landing

Having a galleried effect with balustrade over stairwell, radiator, access to roof space which is generous in size and the majority is boarded. Linen cupboard with electric heater, double glazed window.

Main Bedroom

Double glazed window, radiator, two fitted wardrobes, thermostat to control first floor heating, radiator, door to:**En-suite Shower**
Large shower cubicle with mixer shower, pedestal wash hand basin with mixer tap and oval mirror over, shaver point, w.c., chrome heated towel rail, spot lights, extractor fan.

Bedroom Two

Fitted double wardrobes with mirror fronted sliding doors, radiator, double glazed window.

Bedroom Three

Radiator, double glazed window, large wardrobe.

Bedroom Four

Large wardrobe, double glazed window, radiator.

Family Bathroom

Suite comprising: panelled bath with twin hand grips and mixer tap, separate mixer shower with glazed shower screen, pedestal wash hand basin with mixer tap, deep shelf over with shaver point to side, mirror fronted medicine cabinet, w.c., radiator, double glazed window, spot lights, extractor fan.

Outside

Garden

Adjacent the house is a full width patio which leads to an area of lawn with flower and shrub borders. There is an outside water tap and exterior lighting. Most of the garden is enclosed by gardens from neighbouring houses that give a particularly open outlook, and the garden enjoys a southerly aspect, outside double power point.

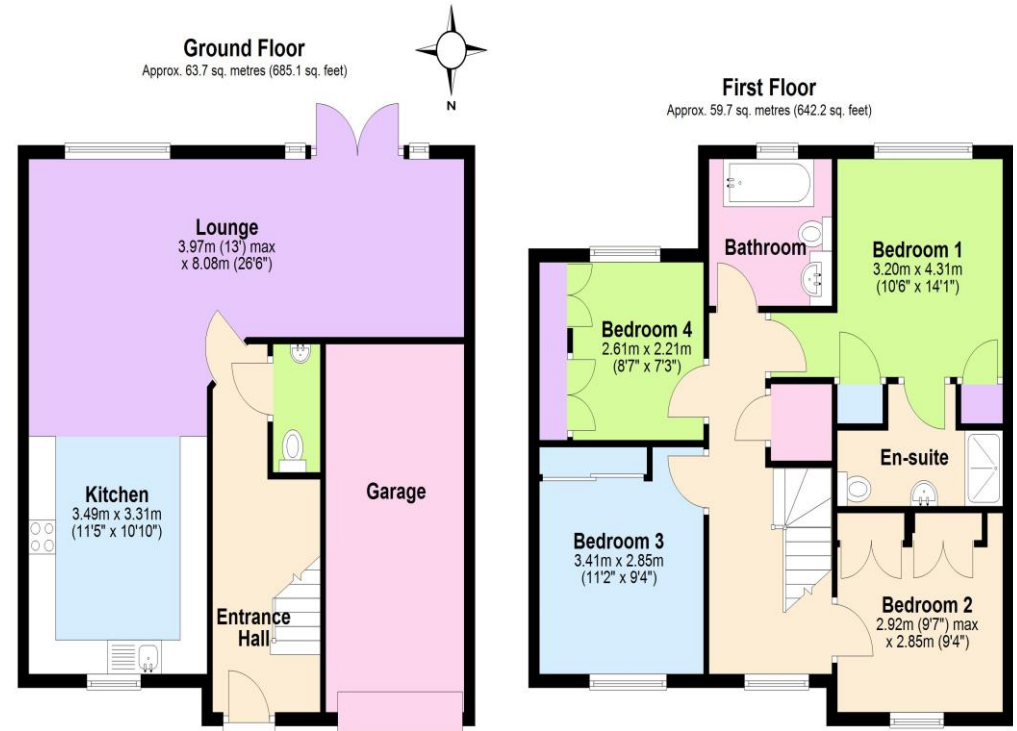
Garage

Integral to the property with an electrically operated up and over door, power and light.

Additional Parking

Situated close to the property is an allocated parking space specifically for this property.

EPC RATING=C
COUNCIL TAX=E
ESTATE CHARGE=
Approx £364.00 a year.



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

Managing Director:
Marcel Hoad



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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.

Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

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