



129 Berrall Way | Billingshurst | West Sussex | RH14 9PQ

 **FOWLERS**
ESTATE AGENTS



129 Berrall Way

Billingshurst | West Sussex | RH14 9PQ

£370,000

A well presented three bedroom mid-terrace house on the popular and sought after development of Penfold Grange, beautifully located and within walking distance to the schools, train station and High Street. The property itself offers spacious living accommodation. On the ground floor there is a lovely open lounge, cloakroom and kitchen/diner with French doors leading out to the garden. On the first floor, there are 3 good sized bedrooms, a family bathroom and an ensuite to the main bedroom. Outside there is generous garden with a rear gate and access to the garage via a personnel door.



Entrance Canopy

Front door leading to:

Hall

Ample room for coats and shoes. Staircase to first floor and door leading to:

Lounge

Lovely light lounge with two radiators and double glazed windows to front and understairs storage cupboard, door leads to:

Inner Hall

With door to cloakroom incorporating a w.c. with shelf above, pedestal sink with hot and cold taps and tiled splashback, radiator and extractor fan.



Kitchen

Work surface with inset one and a half sink unit with mixer tap and having base cupboards under, further work surface with inset 4 ring gas hob and integrated electric oven under, further base cupboards and



drawers, extractor hood over hob, space for fridge/freezer, small dishwasher and washing machine, double glazed window overlooking the rear garden.

Bedroom 1

Double glazed windows, radiator, built in cupboard and door to:

Ensuite

Suite comprising w.c, shower cubical with mixer tap, sink with hot and cold taps, double glazed window, shaver socket and light, extractor fan and towel rail.

Bedroom 2

Double glazed window, radiator.

Bedroom 3

Double glazed window, radiator and built in cupboard.

Bathroom.

White suite comprising: - Panel bath with mixer tap

with riser rail and shower attachment, shower curtain, pedestal hand basin hot and cold taps, w.c., towel rail, extractor fan, shaver socket and light.

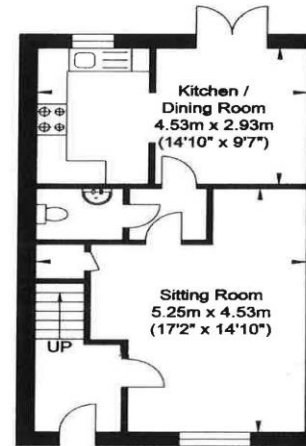
Outside.

The large back garden is laid mainly to lawn with some planting. There is a rear gate and access via a personnel door in to the garage, which has power and light and a pitched roof which is ideal for storage.

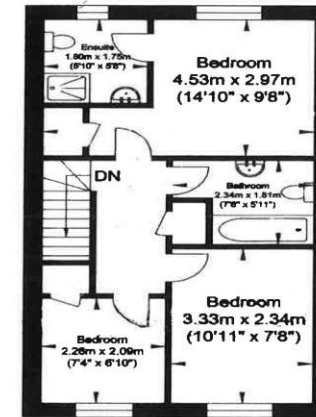
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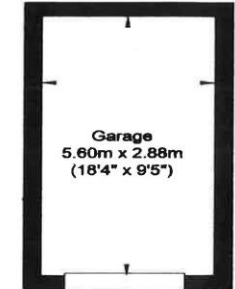
Berrall Way



Ground Floor
Approximate Floor Area
403.75 sq ft
(37.51 sq m)



First Floor
Approximate Floor Area
403.75 sq ft
(37.51 sq m)



Garage
Approximate Floor Area
173.62 sq ft
(16.13 sq m)

Approximate Gross Internal Area (Excluding Garage) = 75.02 sq m / 807.50 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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



Managing Director:
Marcel Hoad

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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.

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.

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.
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