



21, Nightingale Walk | Billingshurst | West Sussex | RH14 9TY

 **FOWLERS**
ESTATE AGENTS



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£500,000 GUIDE PRICE

A detached bungalow in a sought-after no-through road, conveniently located close to local amenities including Billingshurst train station, village schools, leisure centre and the village High Street. The property has been subject of many recent home improvements and is presented as a tastefully decorated light and airy property with a spacious versatile layout. To the front and rear, the gardens are well maintained with landscaping to the rear garden. The integral garage benefiting from a recently replaced electronically operated garage door. To the front of the garage there is driveway parking. The internal accommodation includes two spacious double bedrooms, refitted bathroom and separate WC, good size lounge through to separate dining room with engineered wood flooring to both rooms which brings the rooms together. From the dining room, doors to the refitted kitchen and the conservatory which overlook the mature rear garden. To the outside, there is a private drive leading to the garage with an electrically operated garage door. The beautiful garden is a good size and has an array of planting and a large patio adjacent the property.



Entrance

Front door with double glazed insert, leading to:

Hall

Radiator, access to roof space via pull down loft ladder, cupboard ideal for hanging coats, airing cupboard with lagged hot water tank.

Cloakroom

Low level, close coupled WC, tiled floor, decorative wall panelling and wallpaper décor. Double glazed window, radiator.

Lounge

Engineered wood flooring, double glazed window, radiator, TV point, door to:

Dining Room

Engineered wood flooring, radiator, double glazed sliding patio door to:

Conservatory

Of brick and uPVC construction with double glazed windows, tiled floor, electric heater, power points, double glazed double opening doors leading to patio and garden.

Kitchen

Full length worksurface with inset single drainer sink unit with mixer tap having base

cupboards and drawers under, space and plumbing for washing machine, integrated slim dishwasher, further worksurface with space for cooker and stainless steel splash back, Extractor hood. Further base cupboards and drawers, Space for fridge/freezer, tall, shelved unit also concealing gas fired boiler, tiled floor, double glazed door with double glazed window to side leading to garden.

Bedroom One

Double glazed window, engineered wood flooring, radiator.

Bedroom Two

Double glazed window, radiator.

Bathroom

Part tiled walls, tiled flooring, white suite incorporating W.C, vanity unit with mixer tap and cupboard storage under, panelled bath with mixer tap. Wall mounted shower attachment with riser rail, wall mounted gripper rail, double glazed window.

Outside

To the side of the property is a private drive providing off the road parking and this leads to:

Garage

Integral to the property having an recently replaced electronically operated garage door, power and light. At the rear of the garage is a door leading giving side access.

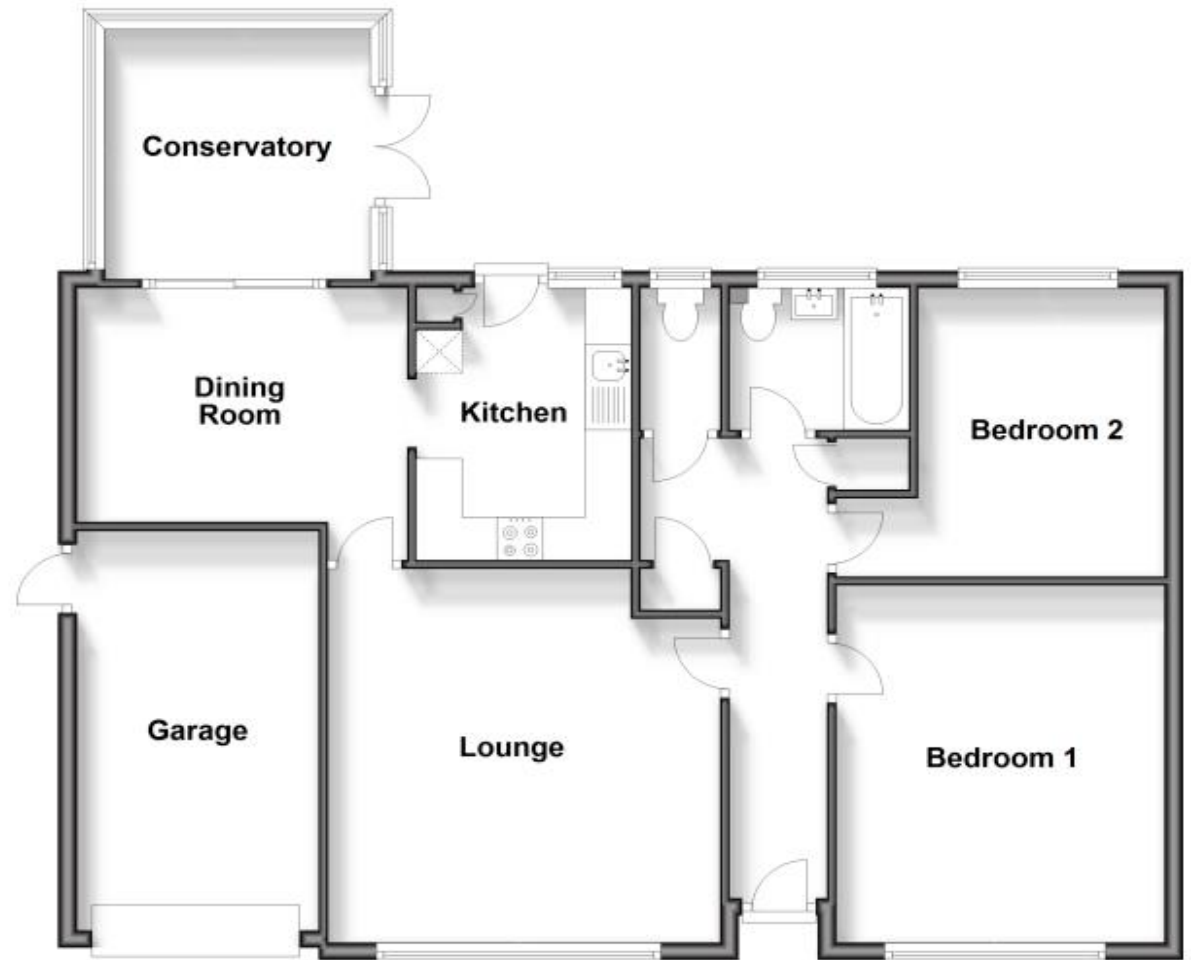
Front Garden

A central path leads to the front of the property with decorative railings and steps to the front door. The path divides an area lawn and well stocked flower beds with an area of decorative gravel which provides scope for additional parking if required, decorative side access gate and additional low level inner gate leading to:

Rear Garden

Adjacent to the bungalow is a crazy paved shaped patio with a small brick retaining wall. The garden is of a good size and offers a good deal of seclusion, with decorative features including an area of ornamental railings and in-keeping archway to the lawned area which is surrounded by well stocked borders.

EPC RATING=D
COUNCIL TAX=E



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



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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.

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.

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