



Meadows

Marringdean Road, Billingshurst, West Sussex, RH14 9HQ



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Alex Harvey
A passion for property

Meadows

An impressive refurbished and extended three-bedroom family home, situated on a mature plot with garage and driveway parking. Situated close to local amenities and within a short distance of Billingshurst mainline railway station.

- THREE DOUBLE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- TWO BATH/SHOWER ROOMS
- TWO RECEPTION ROOMS
- GARDEN ROOM WITH POWER & LIGHTING
- COUNTRYSIDE VIEWS TO FRONT



This spacious home offers plentiful and versatile accommodation with a front porch leading into the welcoming hallway which in turn provides access to the family room, stairwell to the first floor, kitchen/breakfast room and the sitting room.

The dual aspect family room, to the front of the property, is a lovely bright space with an internal door providing access to the downstairs cloakroom. The kitchen/breakfast room is a delightfully spacious room with plenty of natural light from the skylight. The kitchen has been fitted with shaker-style units with wood worktops including a central island incorporating the inset sink with mixer tap, integrated dishwasher, and space for barstools. Appliances include a range-style cooker, built-in split-level oven, and integrated fridge/freezer. The sitting room, to the front of the property, has a lovely bay window and feature inset fireplace with brick surround and wood-burner.

The central winding stairwell leads to the first-floor landing with access to all three double bedrooms, cupboard, and family bathroom. Bedroom one has the benefit of an en-suite shower room. Bedrooms two and three both have built-in storage and also feature decorative fireplaces (not working).

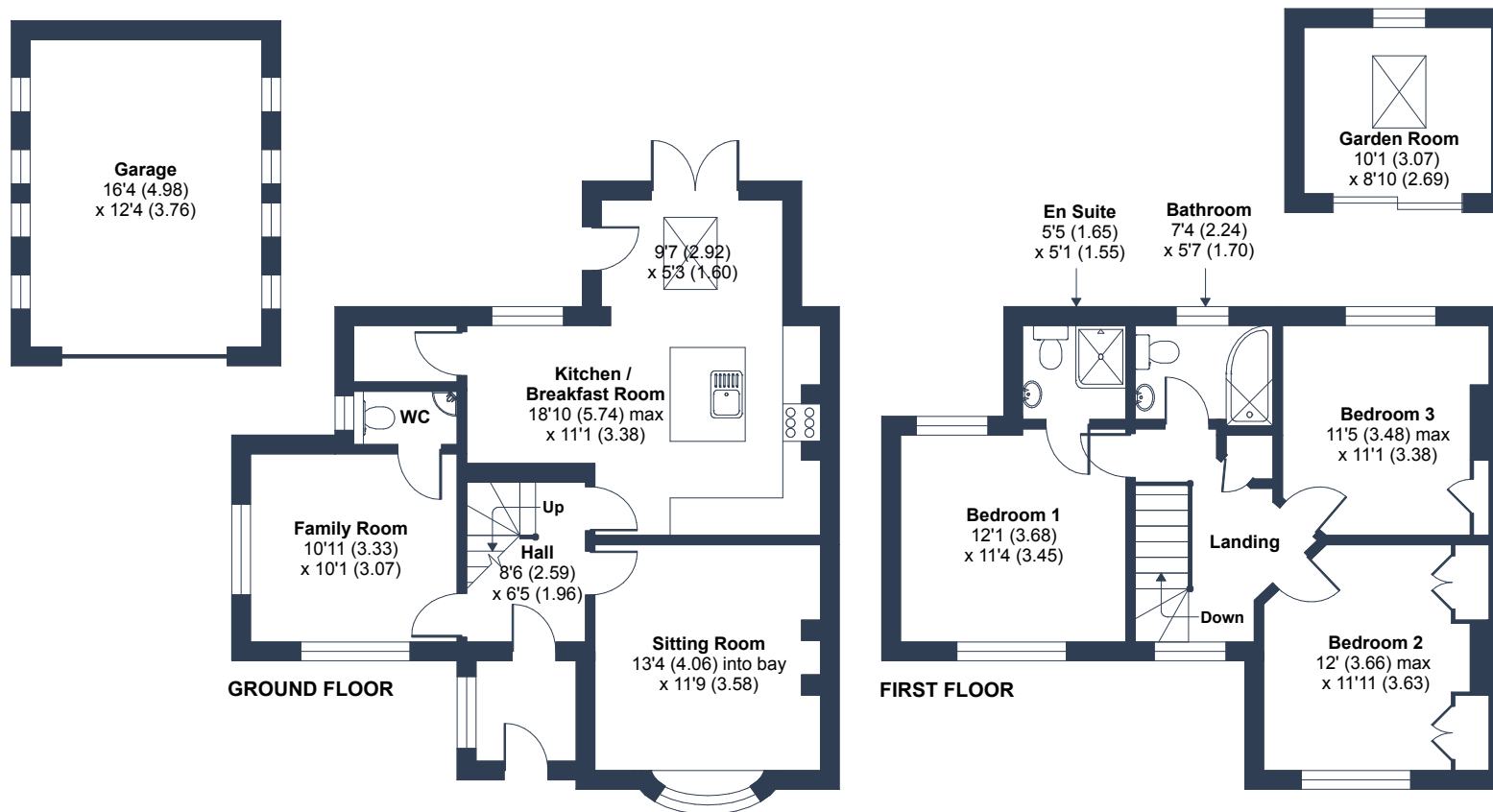


OUTSIDE

Approached via a gated driveway, with parking for numerous vehicles, the property has a pretty front garden and a detached garage with power & lighting. A gate leads to the rear garden, mainly laid to lawn with both a decking and patio area, with plenty of space for garden furniture; ideal for al-fresco dining. The garden room, with power & lighting, that could be used as a study, is currently being used as a gym.

Billingshurst is a thriving village offering a wealth of facilities, all a short distance away, including schools for all age groups and leisure centre with gym and swimming pool. The high street has a variety of shops, medical facilities, butchers, bakery, cafés, pubs, and restaurants. The mainline railway station offers services to London/Victoria.





Approximate Area = 1236 sq ft / 114.8 sq m
 Garage = 201 sq ft / 18.6 sq m
 Outbuilding = 88 sq ft / 8.1 sq m
 Total = 1525 sq ft / 141.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022.
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Agents Notes: Measurements, areas and distance are only approximate. These are to only be used for guidance and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Photographs may include views of the local area and lifestyle shots. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service linked to the property, system or appliance.

Services

Electricity, mains gas, water and private drainage are currently connected to the property.
 Council Tax Band E. EPC - C.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110**
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