



4, St Gabriels Road | Billingshurst | West Sussex | RH14 9TX





4, St Gabriels Road

Billingshurst | West Sussex | RH14 9TX

O.I.E.O £455,000

A semi-detached three/four bedroomed family home with the ground floor having a large living room and separate dining room. The ground floor also has a cloakroom and well fitted kitchen with integrated oven and hob. On the first floor, originally the property had four bedrooms. One of the bedrooms has been converted to form a large shower room which could be reverted to its original design. There is also a family bathroom. To the outside, a long drive is found to the side of the house which leads to the garage. The rear garden has an excellent degree of seclusion and is a lovely feature of the property being extensively planted with numerous flowers and shrubs, large terrace, and a hidden circular patio. The property is situated just off the popular Silver Lane which is a highly sought after location with its excellent access to the village High Street. The location is also known for its excellent access to the local well regarded Schools, with the leisure centre and mainline railway station just beyond.



Entrance

Replacement door with double glazed insert leading to:

Entrance Hall

Further glazed door leading to:

Hall

Natural oak laminate flooring, radiator, turning staircase to first floor, understairs storage, deep shelved cupboard.

Cloakroom

White suite comprising: w.c., wash hand basin, double glazed window.

Living Room

Running the full width of the property, wooden fire surround with raised marble hearth with inset coal effect electric fire, two radiators, double glazed window, double glazed sliding patio doors leading to rear garden.

Dining Room

Radiator, double glazed windows.

Kitchen

The kitchen comprises: worksurface with inset one and a half bowl stainless steel sink unit with mixer tap having base cupboard under, space and plumbing for washing machine, further matching worksurface with inset four ring electric hob with base cupboards under, cooker unit housing double oven with storage above and below,

further matching worksurface with base drawers and cupboard beneath, space for tall fridge/freezer, range of eye-level cupboards, double glazed window, tiled floor.

Landing

Access to roof space via pull down loft ladder, airing cupboard housing lagged hot water tank.

Bedroom One

Fitted wardrobes, double glazed windows, radiator.

Bedroom Two

Fitted wardrobes, radiator, double glazed window.

Bedroom Three

Double glazed window, radiator.

Bedroom Four/Shower Room

Shower cubicle, shaped wash hand basin with mixer tap having storage cupboards under, exposed floor boards, radiator, double glazed window.

Bathroom

White suite comprising: panelled bath with mixer tap and hand held shower attachment, wash hand basin, concealed cistern w.c., part tiled walls, chrome heated towel rail, exposed floor, double glazed window.

Outside

To the side of the property is a private drive providing off the road parking for several vehicles. This in turn leads to:

Garage

Of brick construction with up and over door. At the rear of the garage is an additional door giving access to the garage from the garden.

Front Garden

The front garden is mainly laid to lawn with several well stocked flower and shrub borders and adjacent the property is a wide paved area, side access with a wooden gate leading to:

Rear Garden

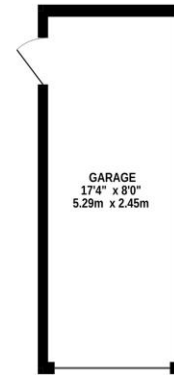
Adjacent the property is an almost full width patio with a small brick retaining wall. This leads to a wide area of flower planting with numerous flowers and shrubs. The remainder of the garden consists of an area of lawn with a central steppingstone path leading towards the rear boundary where there is a further substantial area of planting with numerous mature plants and a wide winding stone path meandering along the far corner with a central circular patio area. The garden is excellently secluded being enclosed by close boarded timber garden fencing and there are several varieties of trees that enhance the seclusion.



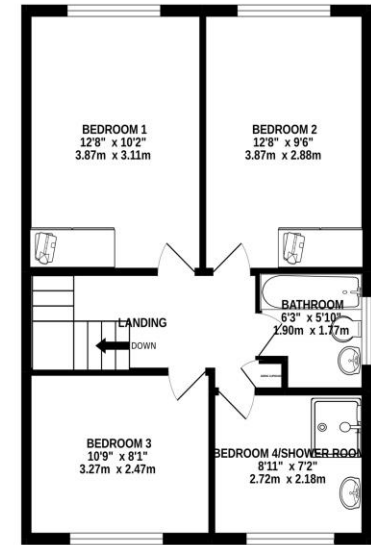
EPC RATING= D
COUNCIL TAX BAND=E.



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.
Made with Metropix 6/2022



Fowlers 74 High Street, Billingshurst, West Sussex, RH14 9QS www.fowleronline.co.uk billingshurst@fowleronline.co.uk 01403 786787

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

Managing Director:
Marcel Hoad



Important Notice

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.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.