



17, Randall Way | Billingshurst | West Sussex | RH14 9ZQ





# 17, Randall Way

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**£695,000**  
**GUIDE PRICE**

A beautifully presented four bedroom detached home in this sought after development built by Devine Homes. The property has is close to open spaces, ponds and footpaths giving pleasant walks. The layout of the property is ideal for a family with the large reception hall having the living room and dining room on either side. To the rear of the hall is a magnificent kitchen/breakfast room with extensively fitted kitchen units including Silestone worktops and bi-fold doors leading out onto the garden which is also accessed via the living room. The ground floor also has a cloakroom and utility room. The first floor galleried landing gives access to the four large bedrooms with bedroom one having an en-suite shower. All bedrooms have fitted wardrobes and there is a family bathroom. To the outside a brick paved drive uniquely providing parking for four cars, which leads to a detached garage, there is also an EV charging point. The sunny rear garden is a tranquil area fully patioed with most of the boundary being walled.



### Entrance Canopy

Front door leading to:

### Hall

Tiled floor, radiator, thermostat for ground floor heating control, staircase to first floor.

### Cloakroom

Tiled floor, part tiled walls, suite comprising: concealed cistern w.c., wash hand basin with mixer tap and drawer under, extractor fan, spot lights, chrome heated towel rail.

### Lounge

A double aspect room with a bay having double glazed windows and fitted plantation shutters. To the rear of this room are double opening double glazed doors with double glazed windows to either side leading to the patio, two radiators, coved ceiling.

### Dining Room

A bright double aspect room with a bay having double glazed windows and fitted plantation shutters, additional large double glazed picture window with matching plantation shutters, radiator, coved ceiling.

### Kitchen/Family Room

Being at the heart of this property this impressive sized room has an extensively fitted kitchen with a large space for a generous dining table and double glazed bi-fold doors opening onto the patio. The extensive kitchen comprises: Silestone work surface with upstands, sill and splashback, an inset sink unit with mixer tap, having base cupboards under, integrated dishwasher, further matching work surface with inset five ring induction hob and glass stainless steel extractor hood, cooker unit with 'Siemens' oven and separate combination microwave oven with storage above and below, integrated fridge/freezer, matching peninsula work surface with base cupboards under, also incorporating breakfast bar, eye-level units, tiled floor, two double glazed

windows with fitted plantation shutters, understairs cupboard, numerous spotlights, coved ceiling.

### Utility Room

Silestone work surface with inset sink unit with mixer tap having base cupboard under, space and plumbing for washing machine and tumble dryer, tall storage cupboard, eye-level units, concealed gas fired boiler, tiled floor, extractor fan, spotlights, radiator, double glazed window with plantation shutters.

### Landing

Galleried landing with balustrade over stairwell, access to roof space, two radiators, double glazed window with fitted Roman blind.

### Bedroom One

Fitted double wardrobe with mirror fronted sliding doors, airing cupboard housing pressurised hot water tank, radiator, double glazed window with Roman blind, coved ceiling, thermostat to control heating to first floor.

### En-suite Shower

Large step-in shower cubicle with tiled walls and mixer shower with large drench head, wash hand basin with mixer tap having storage under, concealed cistern w.c., light/shaver point within a fitted front lit cabinet, tiled floor, chrome heated towel rail, double glazed window with fitted Roman blind, extractor fan, spot lights.

### Bedroom Two

Double aspect with double glazed windows with fitted Roman blinds, fitted wardrobe with mirror fronted doors, radiator, coved ceiling.

### Bedroom Three

Double aspect, double glazed windows with fitted Roman blinds, fitted double wardrobe with mirror fronted sliding doors, coved ceiling.

### Bedroom Four

Double aspect, double glazed windows with fitted venetian blinds, fitted double wardrobe with mirror fronted sliding doors, radiator, coved ceiling.

### Family Bathroom

Panelled bath with mixer tap and shower attachment and a large drench head and fitted shower screen, wash hand basin with mixer tap and storage cupboard under, concealed cistern w.c., light/shaver point within a fitted front lit cabinet, tiled floor, chrome heated towel rail, extractor fan, spot lights.

### Outside

#### Garage and Drive

Situated at the side of the property is an unusually large brick paved drive providing off the road parking for four vehicles, along with an EV charging point, this in turn leads to:

#### Detached Garage

Of brick construction with a pitched and tiled roof which has been partially boarded, up and over garage door, power and light and a further door at the rear giving access to the garden.

#### Rear Garden

The sunny, mainly walled unique rear garden is a low maintenance area fully designed and built by Devine Homes currently displaying a central feature stone art sculpture within a raised brick bed. Providing a beautiful space for private alfresco dining.



**EPC RATING=B**  
**COUNCIL TAX BAND=G**  
**ANNUAL SERVICE**  
**CHARGE £457.60**



Approximate Gross Internal Area = 148 sq m / 1598 sq ft  
 Approximate Garage Internal Area = 18 sq m / 199 sq ft  
 Approximate Total Internal Area = 166 sq m / 1797 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken



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



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