



14, Wicks Road | Billingshurst | West Sussex | RH14 9UF





14, Wicks Road

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**OFFERS OVER
£375,000**

14 Wicks Road is a well presented 3 bedroom home, located in the heart of the village, close to the local schools and village amenities. There is a lovely light, airy and spacious lounge/diner with French doors leading out to the garden, a well-equipped modern kitchen with a useful back door. Upstairs there are three bedrooms, two of which are doubles along with a family bathroom. Outside the property benefits from off road parking, a good sized rear garden with a summer house and a rear gate leading to the personnel door of the garage which is en bloc. This property is being sold with no onward chain.



Entrance with external storage cupboard

Front door leads to a pleasant hallway with stairs to the first floor and a door leading to:

Lounge/Diner

A lovely welcoming and relaxing space with French doors leading out to the patio, a useful downstairs storage cupboard which is fully plumbed in for a washing machine, door leading to:

Kitchen

A well thought out modern kitchen with lots of natural light, comprising of various base units and drawers and work surfaces along with eye level units providing plenty of storage space. There is a built-in oven with an electric hob and extractor fan above, sink with drainer and mixer tap and space for a fridge freezer and dishwasher.

Stairs from hall to first floor landing with doors off to bedrooms and bathroom.

Bedroom One

Lovely light double room with a window looking out to the front of the property.

Bedroom Two

A double room with a large window overlooking the garden at the rear of the property.

Bedroom Three

The current owners have fitted a bed that sits above the staircase bulk head providing space underneath which is ideal for storage.

Bathroom

Comprising: panelled bath with mixer tap along with a shower and glass shower screen, wash hand basin with mixer tap and drawers under, w.c. and towel rail.

Rear Garden

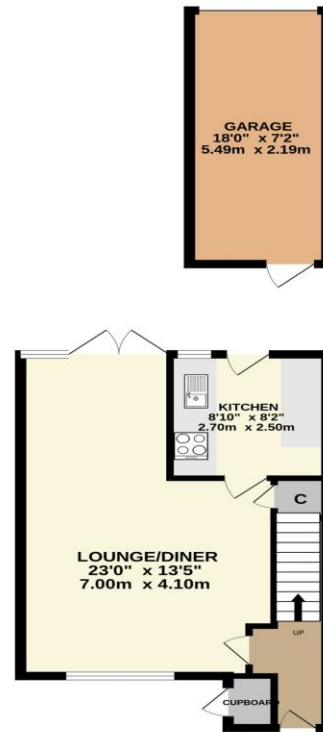
A good sized garden laid mainly to lawn with a large patio area and path leading to a rear gate with access immediately in front to the rear personnel door into the garage which is en bloc. To the front of the property there is off road parking.

EPC RATING=C
COUNCIL TAX BAND=C

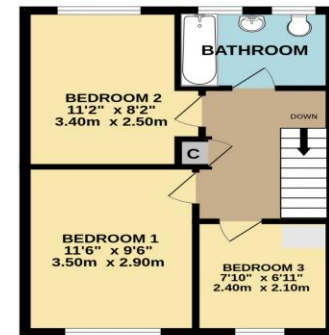




GROUND FLOOR
514 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 880 sq.ft. (81.7 sq.m.) approx.

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 purchaser should verify the accuracy of the floorplan and measurements.



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

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Managing Director:
Marcel Hoad



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