



22 Bowling Lane
Billingshurst, West Sussex, RH14 9FT
www.alexharveyestateagents.co.uk

 **Alex Harvey**
A passion for property

22 Bowling Lane

A beautifully presented three-bedroom semi-detached home, backing onto woodland, situated in a cul-de-sac with driveway parking for two cars. Located close to amenities and within a short distance of Billingshurst mainline railway station.

- THREE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- KITCHEN WITH BUILT-IN APPLIANCES
- OPEN PLAN SITTING/DINING ROOM
- SOUTH-FACING REAR GARDEN
- REMAINDER OF NHBC WARRANTY
- CUL-DE-SAC LOCATION



This wonderfully modern home is beautifully presented with a south-facing garden including a summer house, and driveway parking for two cars. Set in a convenient village location and benefiting from the remainder of the NHBC warranty.

The welcoming hallway provides access to the kitchen, sitting room/dining room, stairwell to the first floor and the downstairs cloakroom. The kitchen is a lovely bright space with practical yet stylish wood-effect flooring and bay window. The kitchen is fitted with modern white units with contrasting stone-effect worktops and finished with chrome-effect handles and under-unit lighting. Appliances include under counter electric oven & microwave, four ring gas hob with extractor over, and integrated fridge, freezer, dishwasher and washer/dryer. The dual aspect sitting room is a bright and versatile space with useful understairs cupboard and plenty of natural light from the double doors leading into the rear garden.

The winding stairwell leads to the first-floor landing with access to two double bedrooms, a good-sized single room, airing cupboard and the family bathroom. The two doubles have built-in wardrobes and bedroom one benefits from an en-suite shower room.

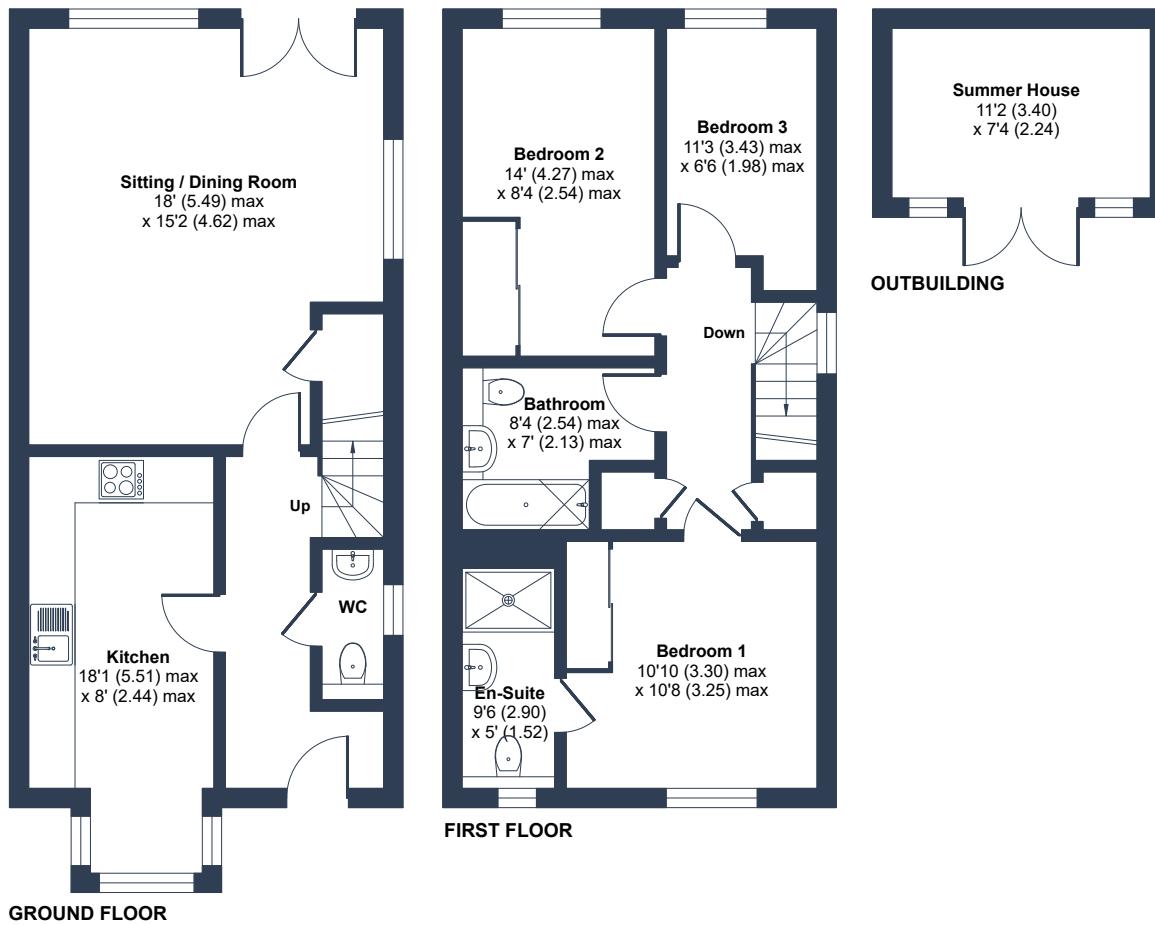


OUTSIDE

This property has a lovely rural feel, backing onto a wooded area and with a lovely south-facing rear garden. The adjacent driveway provides parking for two vehicles and leads to the back gate. The secluded back garden is mainly laid to lawn with a generous patio area; ideal for alfresco dining. At the end of the garden is a summer house with power.

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, cafés, restaurants, pubs, medical facilities, butcher and bakery. The mainline railway station offers services to London and the south.





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Alex Harvey Estate Agents. REF: 1217722

Approximate Area = 1024 sq ft / 95.1 sq m

Summer House = 82 sq ft / 7.6 sq m

Total = 1106 sq ft / 102.7 sq m

For identification only - Not to scale

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 mains drainage are currently connected to the property.

Council Tax Band E. EPC- B. Agents Note: An annual maintenance charge applies at this property.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110**
or email alex@alexharveyestateagents.co.uk | www.alexharveyestateagents.co.uk