



24 Owl Close

Billingshurst, West Sussex, RH14 9XJ

www.alexharveyestateagents.co.uk



Alex Harvey
A passion for property

24 Owl Close

An impressive two-bedroom extended bungalow, situated on a larger than average plot with potential to extend (STPP) and ample driveway parking. Located close to local amenities and within a short distance of Billingshurst mainline railway station.

- TWO DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/LIVING ROOM
- HOME OFFICE/GYM
- TWO BATH/SHOWER ROOMS
- LANDSCAPED GARDEN
- VILLAGE LOCATION



This spacious and well-presented bungalow offers plentiful and versatile accommodation. The bright and welcoming hallway provides access to two double bedrooms, family bathroom, utility room, kitchen/sitting room, and storage cupboards.

Bedroom one has built-in wardrobes and a spacious en-suite shower room fitted with a white suite including a generous shower cubicle. Dual aspect bedroom two is currently being used as a second reception room.

The open plan kitchen/living room is a particular feature of this property with plenty of natural light provided by the skylights. The kitchen has been fitted with modern gloss units with chrome-effect handles, stone-effect worktops and finished with under-unit lighting. Appliances include a split-level double oven, four-ring gas hob with chimney extractor over, and integrated dishwasher. The utility room offers space & plumbing for a washing machine, free-standing fridge/freezer and with a door into the garden, can be used as a boot room.

To the rear of the property, accessed via folding doors, is the light and spacious sunroom with power, lighting and heating, this room can be enjoyed all year round with views out to the rear garden.

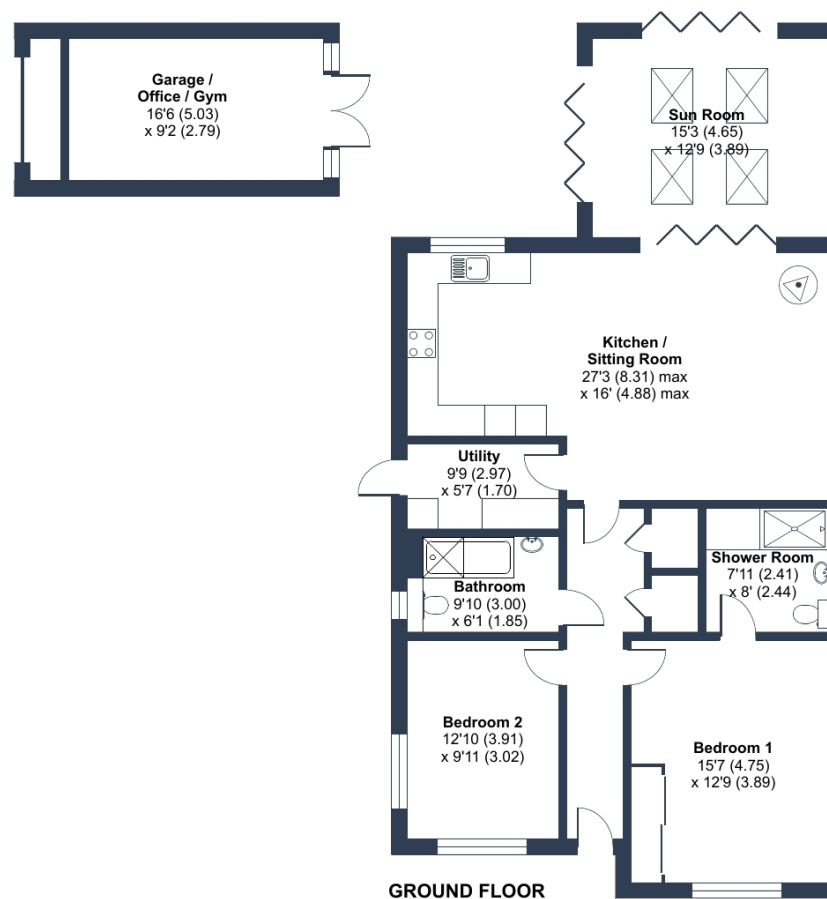


OUTSIDE

The property is approached via a paved pathway with the private driveway to the side, offering parking for up to three vehicles. A side gate provides access to the landscaped rear garden. This is a lovely, secluded space with an area of lawn and decking, providing space for al-fresco dining & entertaining. There is a garden room with power & lighting, which is currently being used as a home office / 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 is just 0.6 miles away, providing regular services to London and the south coast.





Approximate Area = 1282 sq ft / 119 sq m

Garage = 174 sq ft / 16.1 sq m

Total = 1456 sq ft / 135.2 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). © nichecom 2023. Produced for Alex Harvey Estate Agents. REF: 954826

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, however this could be subject to change. EPC-B. Agents Note: An annual service charge is payable for 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**

