



Billingshurst, West Sussex RH14





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Guide Price £475,000 Freehold

ID: 74229

Storrington 8.3 miles, Worthing 16.4 miles, Horsham 8.6 miles,
Pulborough 5.3 miles, Chichester 22.5 miles, Gatwick Airport 23.1 miles

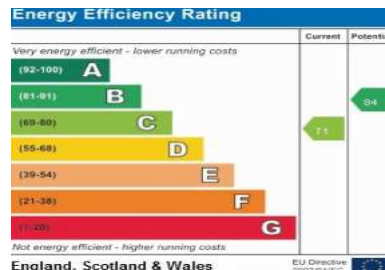


- Easy reach of Billingshurst High Street
- Three bedrooms with en-suite shower room to bedroom one
- Fitted wardrobes to bedrooms one and two
- Well screened west facing rear garden
- Garage with power and light
- Mainline station in Billingshurst

Directions

From the offices of GL & Co Estate Agents in Lower Street, Pulborough (A283) proceed in a westerly direction to the mini-roundabout junction, turn right up Church Hill and continue on the A29 past the traffic lights. Proceed onwards for approx. 4.4 miles before reaching the roundabout. At the roundabout take the first exit continuing on the A29 to the next roundabout. Turn right and then at the next roundabout turn right again. Continue down Newbridge Road onto Morris Drive and the property can be found after a short distance on the right hand side.

What3words:///fired.tile.winemaker



The Property

Set in the heart of the highly sought after 'Penfold Grange' development is this quaint three bedroom semi detached cottage. The property is situated within close reach of Billingshurst High Street and offers prospective buyers a cosy lifestyle.

The accommodation comprises front door into the entrance hall, where the generous sitting room can be found through double glass doors to the right hand side. The sitting room is centred around an ornate fireplace with wooden flooring leading through an archway into the dining room. The dining room which enjoys a delightful outlook over the rear garden via sliding glass patio doors with a further doorway leading into the Kitchen. The kitchen boasts a range of matching 'Shaker Style' base and wall mounted units which are well complemented by wooden countertops. The kitchen also offers integrated oven and gas burning stove as well as space and plumbing for further appliances, stainless steel sink overlooking the rear garden and space for a small breakfast bar. A cloakroom and understairs cupboard completes the ground floor accommodation.

Stairs from the ground floor lead to the first floor landing, where the principal bedroom can be found to the far right. The principal bedroom enjoys views over the landscaped rear gardens and benefits from double fitted wardrobes as well as ensuite shower room. Bedroom two also offers fitted wardrobes. The Third bedroom is a good sized single which could be used as a study if needed. Both bedrooms two and three are served by the family bathroom.

Outside

The property is approached via a small gate, with stone pathway leading to the front door and a variety of shrubs and flowers to either side. The rear garden enjoys a lovely westerly aspect and is largely laid to lawn, with a wide range of mature shrubs and hedges providing a vast amount of screening.

To the rear of the property is a generous decked area perfect for enjoying the evening sun. Steps lead down to the garage, with courtesy door from the garden. The garage benefits from both light and power, with up and over door and off road parking to the front.



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Situation

Billingshurst is a large village with a wide range of local shops, library, doctors' surgery, schools including Billingshurst Primary and The Weald Community school and 6th form, churches of various denominations and sporting facilities including football, tennis, cricket, a bowls club and Leisure Centre with swimming pool. There are numerous pubs in Billingshurst and the surrounding area, as well as restaurants. There are good connections to the main road network via the A29 and A24 north Horsham by-pass to the M23 and M25 and a mainline station with rail links to the South Coast or to London Victoria and London Bridge. The larger towns of Horsham offers more extensive shopping and other amenities including leisure/swimming complex, Horsham Arts Centre, restaurants and cinemas.

Sports and recreation

Billingshurst offers a wide range of sporting and leisure facilities and there is a choice of golf clubs in the local area. Horsham also has plenty of sports clubs including football, cricket, rugby, running, tennis and squash. There are plenty of opportunities for walking and cycling with the Heritage trails and Riverside walk. Entertainment abound in the town with a theatre, cinemas, laser quest and bowling to name but few.

Services

All mains connected.

According to Ofcom for this address Superfast broadband is available. Highest download speed is 39 Mbps.

Council Tax

Council Tax Band E. Please contact Horsham District Council on 01403 215100.

In the Know

Not all of our properties are available online. For further information on our "in the Know" selection, please give us a call on 01903 742354

Viewing

Viewing strictly by appointment through GL & Co. Telephone 01903 742354 or email: enquiries@glproperty.co.uk





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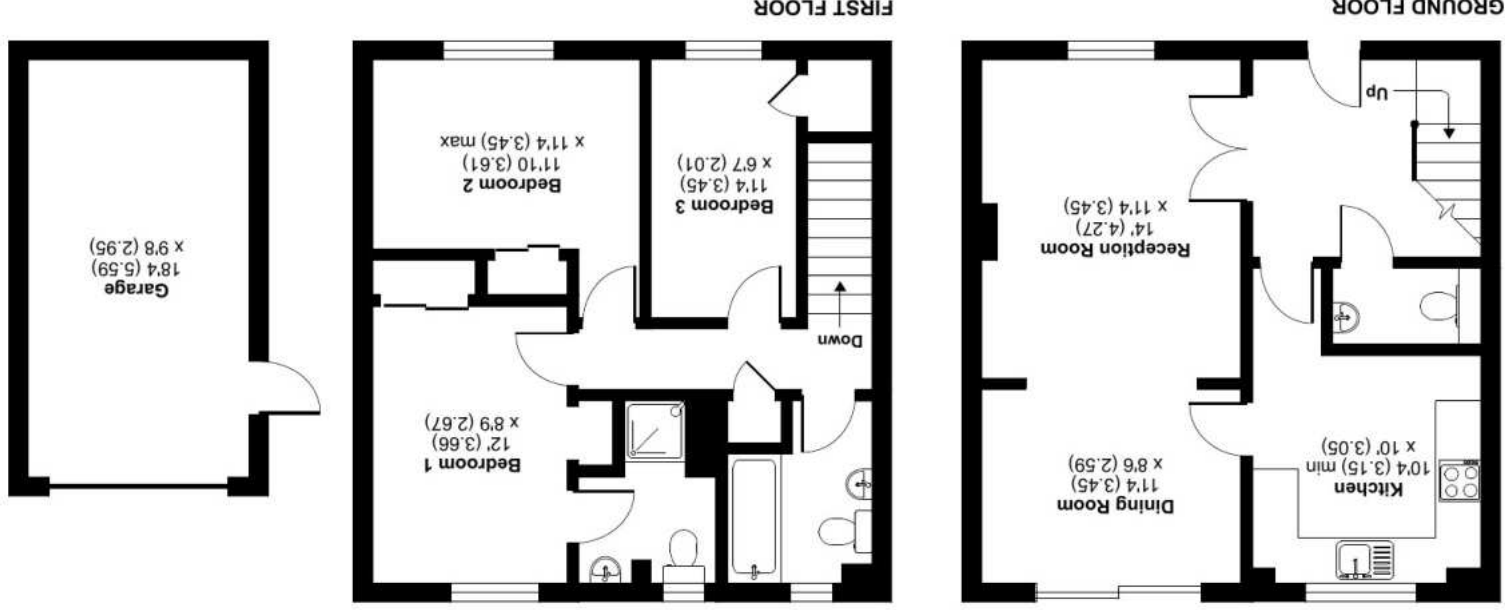
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Morris Drive, Billingshurst, RH14

Approximate Area = 1002 sq ft / 93.1 sq m
Garage = 177 sq ft / 16.4 sq m
Total = 1179 sq ft / 109.5 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). © nchecon 2024.
Produced for GL&CO Estate Agents. REF: 1101469



Agents Note - Our particulars are for guidance only 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. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of good views. No undertaking is given as to the structural condition of the property, or any necessary repairs or the overall condition of the property. Please ask if you would like further information, especially before you view the property.

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