



Cranham Avenue, Billingshurst, West Sussex

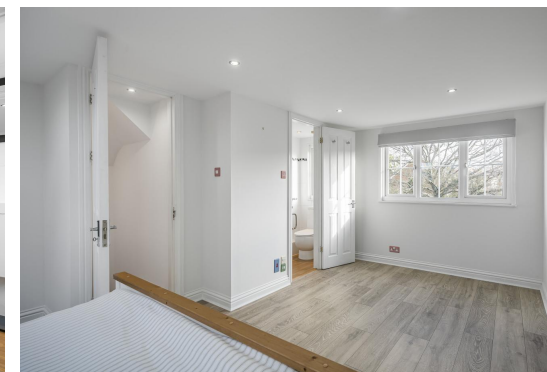
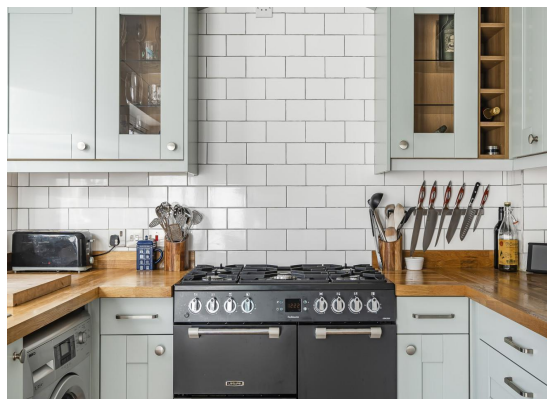
CHAIN FREE | Immaculately presented, modernised and improved | Flexible accommodation over three floors | Good sized, mature rear garden | Garage and off road parking close by | Walk to Billingshurst Primary and The Weald School | Convenient for the station | Stroll into the bustling village centre and to all local amenities

Asking Price: **£459,950**

Cranham Avenue, Billingshurst, West Sussex

DESCRIPTION

Offered with no ongoing chain, this bright and airy semi-detached house has been modernised and improved by the current owners and offers well presented, family-friendly accommodation towards the end of a very desirable cul-de-sac location. Set over three floors, the property stands within a good sized, mature plot with plenty of space for children to play. The loft was converted by the previous owner some years ago and is currently used as a bedroom, with a newly fitted ensuite shower room. The main bedroom also has it's own ensuite, with the two further bedrooms sharing the family bathroom. There is a garage in a nearby block, with driveway parking in front. All local amenities are within strolling distance, including shops, doctors, dentists, library and a range of pubs and restaurants. The mainline railway station connects the bustling village with nearby Horsham, Gatwick and London beyond. The primary and secondary school are only a few minutes walk away.





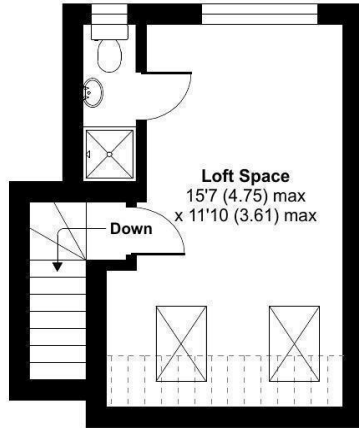
Cranham Avenue, Billingshurst, RH14



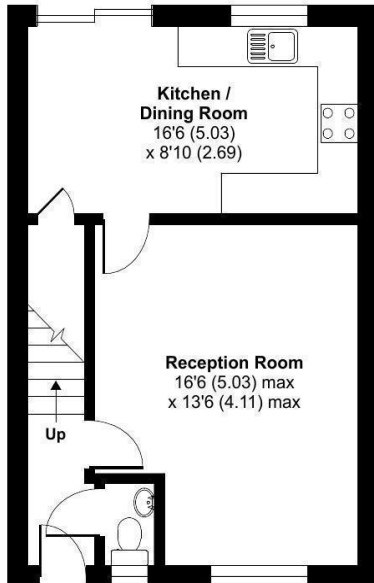
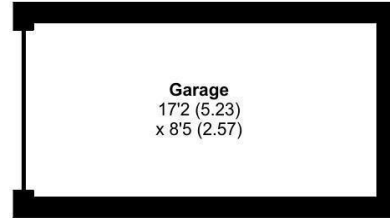
Approximate Area = 1102 sq ft / 102.4 sq m
 Limited Use Area(s) = 30 sq ft / 2.8 sq m
 Garage = 145 sq ft / 13.4 sq m
 Total = 1277 sq ft / 118.6 sq m

For identification only - Not to scale

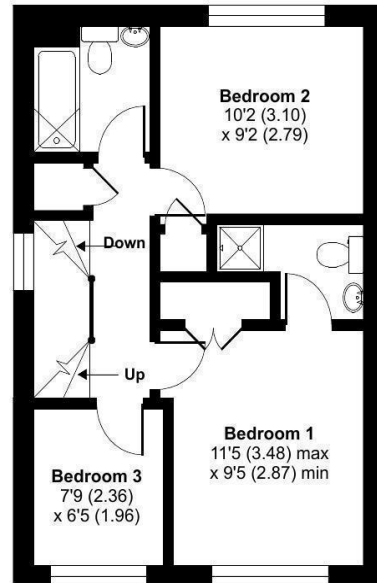
Denotes restricted head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		69	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

01798 817257 / 07788 531768

Lundy-Lester Ltd, West Chiltington, RH20 2LQ

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OPENING HOURS

7am to 7pm Monday to Saturday



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Lundy-Lester Ltd. REF: 937644

