



## Guide Price £600,000 Freehold

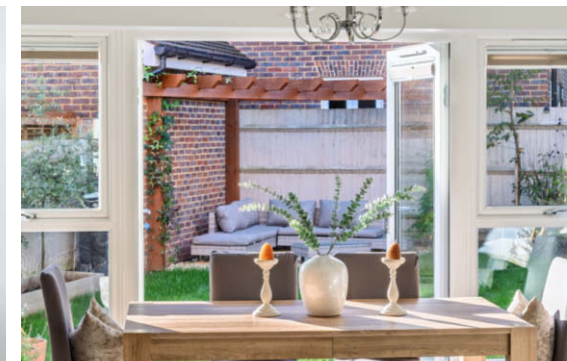
A beautifully presented home close to the village centre built by Riverdale Developments in 2018



- ▶ **Kitchen with ample storage opening to lovely reception space**
- ▶ **Utility room with access to garden and separate cloakroom**
- ▶ **Main bedroom with fabulous dressing room and en-suite**
- ▶ **Garage and driveway parking**
- ▶ **Two additional double bedrooms and single bedroom / study**
- ▶ **Family bathroom with bath and separate shower**
- ▶ **Garden with extended terrace and various seating areas**

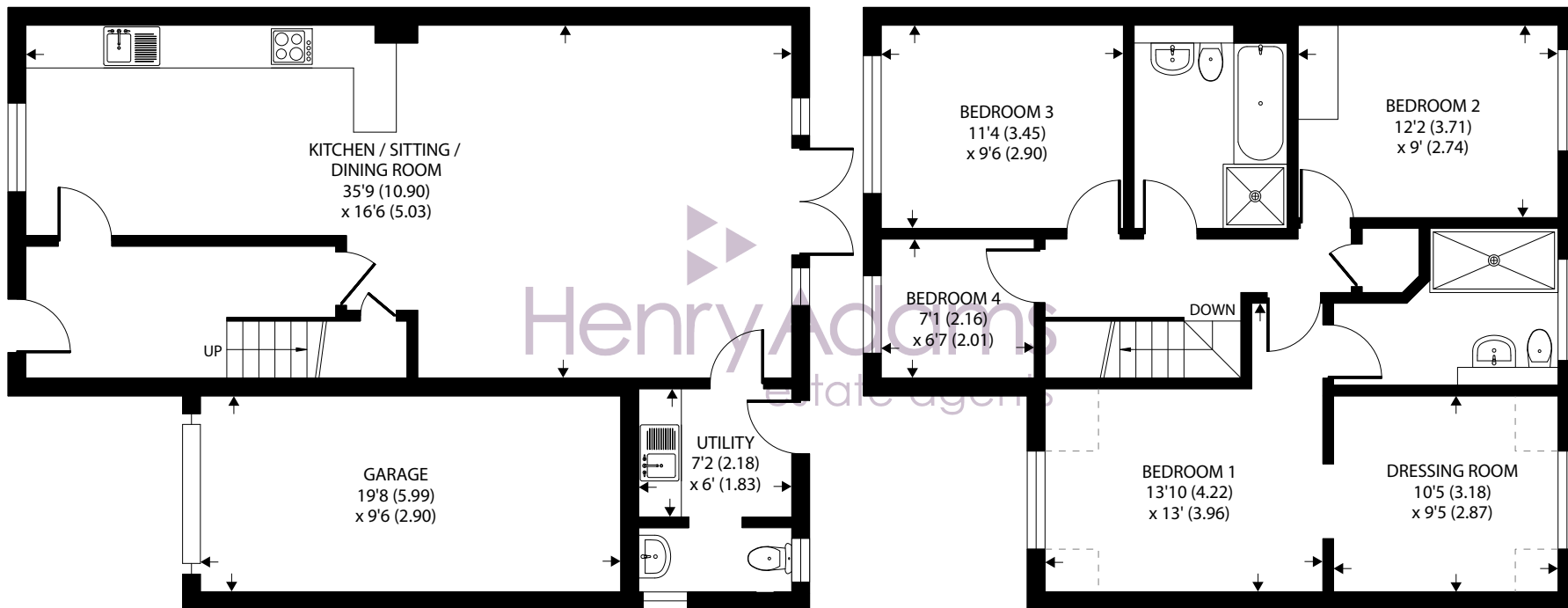
This is a stunning 4 bedroom semi-detached house that offers a perfect blend of modern elegance and practical living. Built by Riverdale Developments in 2018, this beautifully presented home is conveniently located close to the village centre, offering a serene and family-friendly ambience. The spacious kitchen boasts ample storage, seamlessly flowing into a delightful reception area, ideal for entertaining guests. A utility room with garden access and a separate cloakroom provide added convenience. The main bedroom features a fabulous dressing room and en-suite shower room, ensuring a luxurious retreat, while two additional double bedrooms and a single bedroom/study offer flexibility and comfort. The family bathroom is equipped with a bath and separate shower, catering to all needs. Supplementing the property's allure is a garage and driveway parking, assuring hassle-free convenience.

Step outside to discover a private garden oasis, complete with an extended terrace and various seating areas, offering the perfect setting for enjoying al fresco dining or simply basking in the tranquillity of nature. The garden provides ample space for outdoor activities, providing a welcome reprieve from the hustle and bustle of daily life. Additionally, this idyllic property is conveniently situated within walking distance to both Billingshurst Academy School and The Weald, ensuring educational convenience for families. Perfectly combining style, comfort, and convenience, this residence presents a rare opportunity to experience a quintessential village lifestyle while relishing in contemporary comforts. Don't miss the chance to make this exceptional property your new home.





Denotes restricted  
head height



Approximate Area = 1402 sq ft / 130.2 sq m (excludes store)

Limited Use Area(s) = 24 sq ft / 2.2 sq m

Garage = 180 sq ft / 16.7 sq m

Total = 1600 sq ft / 149.1 sq m

For identification only - Not to scale



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 local views. 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, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Location

Billingshurst is a thriving large village in the heart of West Sussex and surrounded by some fine countryside with a main line station to London (Victoria approximately 65 minutes) and the South Coast. Highly sought after schools in the locality from infant to sixth form with the Junior School and then The Weald Community School. Leisure facilities with the Football Club, Cricket Club, tennis and bowls clubs, leisure centre with gym and swimming pool are all nearby. The centre, with its good range of shopping facilities including Sainsburys and Lidl, restaurants, pubs, library, post office, doctors' surgery, churches and bus services. The village provides good links with both Horsham and Gatwick International Airport. There is an abundance of history dating back to Roman times and many countryside walks on your doorstep.

