



Price Range £300,000 - £310,000
Lauras Gardens, Billingshurst, West Sussex

kw **MARTIN**
LUNDY-LESTER



Lauras Gardens, Billingshurst, West Sussex, RH14 9QS

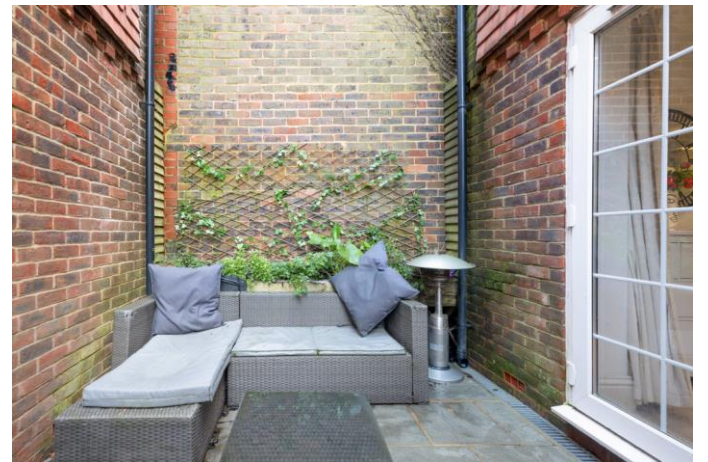
Tucked away within a small, private development just off the High Street, this two double bedroom semi detached house is perfectly situated for enjoying all that the bustling village of Billingshurst has to offer.

There is a wide choice of shops, bars, cafes, takeaways and restaurants within just a few minutes walk, plus a Sainsbury's supermarket, doctors, dentists, village hall and library. Permit parking is available nearby, although with everything within easy walking distance, you may never need to use a car again! The mainline station is only half a mile away, offering direct routes to London and Gatwick.

The welcoming entrance hallway has a cloakroom / wc leading off. The open plan lounge / dining / kitchen feels very sociable, with French doors opening onto a small, private courtyard to the side. Upstairs, both bedrooms feature plenty of built in storage and the bathroom is a breeze to keep clean, with a plain white suite and tiled walls.



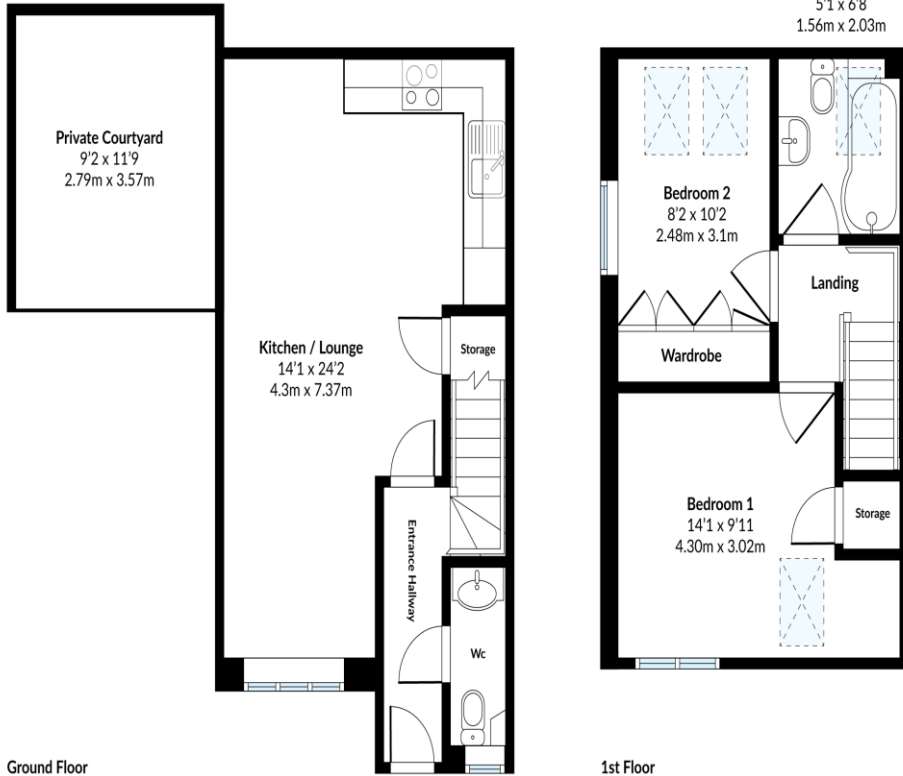
The compact accommodation would make a perfect "lock up and leave" type home, close to all local amenities. Alternatively, it's well suited to first time or investor buyers, being economical to run and easy to maintain.





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Ground Floor = 344.5 sq ft / 32 sq m
1st Floor = 290.5 sq ft / 27 sq m
Approximate Total = 635 sq ft / 59 sq m



Floorplan for illustrative purposes only, features and room dimensions may not be to scale however every care has been taken to provide accurate measurements.



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			92
(81-91) B			
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



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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.