



Price Range £450,000 - £475,000
The Wadeys, Billingshurst, West Sussex

kw **MARTIN**
LUNDY-LESTER



The Wadeys, Billingshurst, West Sussex, RH14 9UD

This immaculately presented two double bedroom detached house has been extensively modernised and improved by the current owners. Set within a cul-de-sac location, it offers bright and airy accommodation within ten minutes walk of Billingshurst's bustling village centre.

The welcoming entrance hallway has a useful cloakroom / wc and the L-shaped lounge looks out across the front lawn. The kitchen is well appointed and there is a separate dining room, which could alternatively make an excellent playroom or study, overlooking the lovely south west facing rear garden.

Upstairs, both bedrooms are really good doubles and feature plenty of built in storage, including full width eaves storage to the principle bedroom. The stylish bathroom feels fresh and modern. Outside is a bespoke timber garden room, measuring 4m by 3m. It's insulated, heated and has double glazed French doors and windows, making this a great work from home space, hobby room or teen den. There is a garage plus driveway parking.

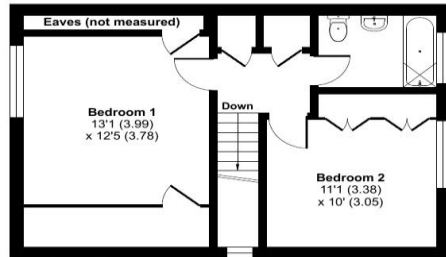
The location really does offer something for everyone. Commuters will love that the station is about half a mile away, with direct routes to London and Gatwick. The primary and secondary schools are closer still, with a range of shops, bars, cafes and restaurants all to be found within strolling distance.



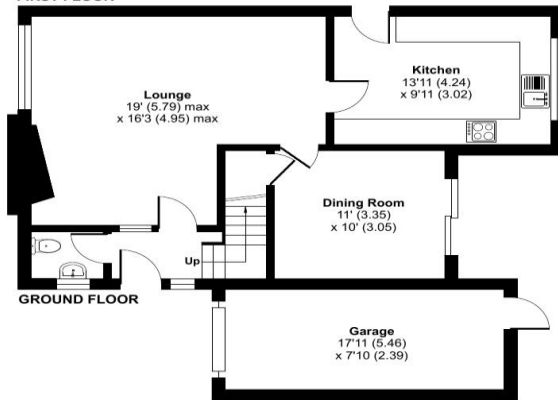


The Wadeys, Billingshurst, RH14

Approximate Area = 1083 sq ft / 100.6 sq m
 Garage = 141 sq ft / 13 sq m
 Outbuilding = 125 sq ft / 11.6 sq m
 Total = 1349 sq ft / 125.2 sq m
 For identification only - Not to scale

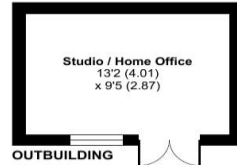


FIRST FLOOR



GROUND FLOOR

FIRST FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lundy-Lester Ltd. REF: 1203542



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			86
(69-80) C		73	
(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.