



Price Range £450,000 - £475,000  
Berrall Way, Billingshurst, West Sussex

**kw** **MARTIN**  
**LUNDY-LESTER**



## **Berrall Way, Billingshurst, West Sussex, RH14 9PQ**

Situated on the edge of the popular Penfold Grange development, this very well presented three bedroom semi detached house offers family-friendly accommodation within walking distance of the primary school, The Weald Secondary School and Sixth Form and all local amenities. Commuters will love that the mainline station is less than a mile away, with direct routes to London and Gatwick. Billingshurst's bustling village centre is only 15 minutes by foot, with a wide range of shops, cafes, pubs and restaurants all close by. There is a Sainsbury's on the High Street and a Lidl just outside the village.

The welcoming entrance hall has a cloakroom / wc and leads to a dual aspect living room with dining room beyond. French doors open to a sunny, part walled rear garden with timber shed and level lawn. There's plenty of space for children to play or for adults to relax with family and friends. The kitchen is a good, square shape and overlooks the rear. Gated access leads to a courtyard parking area, where you will find the garage and allocated parking space. Upstairs, all three bedrooms are good sizes, the master also featuring an ensuite shower room. There is a family bathroom and some useful built in storage. There is a small front garden, with space to sit out in.



Please note that the solar panels and battery will be going with the current owners to their new home.



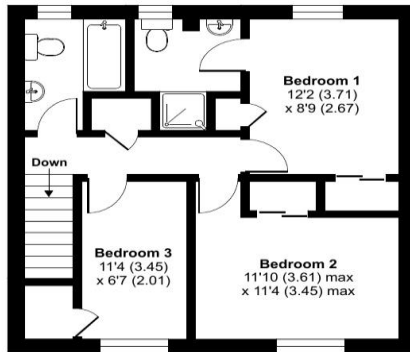
## Berrall Way, Billingshurst, RH14

Approximate Area = 1002 sq ft / 93.1 sq m

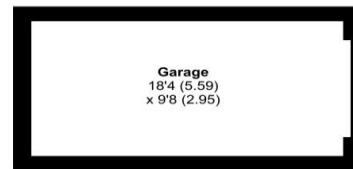
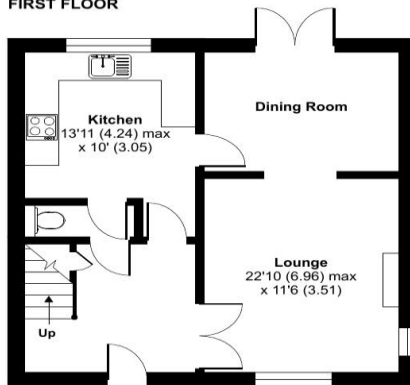
Garage = 177 sq ft / 16.4 sq m

Total = 1179 sq ft / 109.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Lundy-Lester Ltd. REF: 1219733



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