



£895,000

High Street, Billingshurst, West Sussex

kw **MARTIN**
LUNDY-LESTER

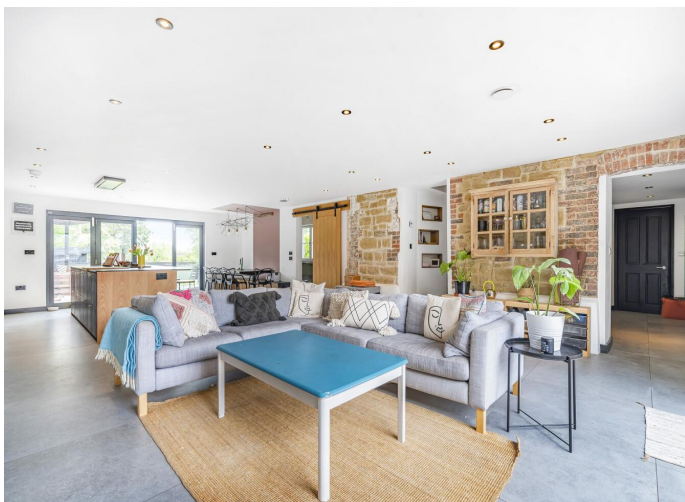


High Street, Billingshurst, West Sussex, RH14 9ER

With almost 3000 sq ft of space, this stunning period home perfectly blends contemporary features with character charm. Sensitively extended, improved and modernised by the current owners, the property offers very flexible, family-friendly accommodation within steps of Billingshurst Primary School and The Weald.

Configured as a five bedroom, four reception home, this amazing house offers scope for multi-generational living within a few minutes walk of the bustling village centre and all local amenities. Set back from the road within an elevated position, there are good sized gardens with secluded patio seating areas, parking for several cars and a useful garden room / workshop. The stunning principal reception room has a very high specification kitchen, bifolding doors onto both gardens and a woodburner. The cosy sitting room has another woodburner set within an Inglenook fireplace and there is plenty of space for children to play whilst adults relax. Unusually for a property of this age, the cottage isn't Grade II Listed. It features triple glazing and lots of exposed brick and stone work plus gorgeous original beams.

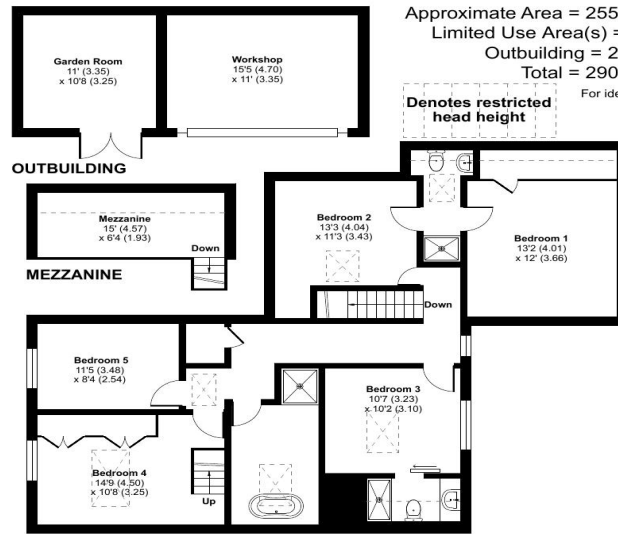
Commuters will love that the mainline railway station is less than half a mile away, with direct routes to London and Gatwick.



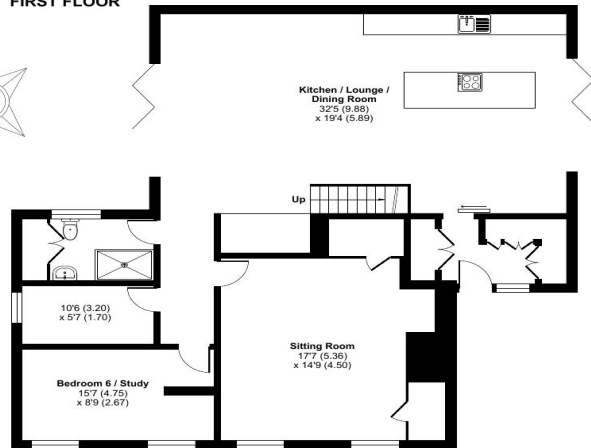


High Street, Billingshurst, RH14

Approximate Area = 2551 sq ft / 236.9 sq m
 Limited Use Area(s) = 64 sq ft / 5.9 sq m
 Outbuilding = 286 sq ft / 26.5 sq m
 Total = 2901 sq ft / 269.3 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). © richcom 2024. Produced for Lundy-Lester Ltd. REF: 1136922



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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	82
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.