



73, Carpenters | Billingshurst | West Sussex | RH14 9RA

FOWLERS
ESTATE AGENTS



73, Carpenters

Billingshurst | West Sussex | RH14 9RA

£400,000

A beautifully presented, extended three bedroom family home that is in an ideal location, being away from passing traffic and looking directly over a neighbouring Green. Access to the High Street is via a couple of pleasant easy walks, and the local schools, leisure centre and railway station are also very accessible. The property has the benefit of a full width extension along the rear of the property which gives vaulted ceilings and extra light with skylight windows. The entrance hall, hall and cloakroom have an attractive wood effect tiled floor. The large living room has an outlook over an open green and there is a second reception room that makes a great study or garden room. The kitchen, due to the extension, is a good size and is extensively fitted. Two of the three bedrooms look over the open green and the bathroom is a bright room with a white suite having a nod to the Victorian era. Outside beautifully maintained gardens are to the front and rear. There is a garage with power and light plus further residents parking is nearby.



Entrance

Double glazed front door leading to:

Entrance Hall

Full height double glazed obscured glass window to one side, built-in cupboards with hanging rails and shelving, also concealing gas fired boiler, attractive timber effect tiled floor.

Hall

Staircase to first floor, attractive timber effect tiled flooring, radiator with shelf over, recessed cupboard.

Cloakroom

WC, wash hand basin with mixer tap, tiled floor, cupboards concealing electric meter and consumer unit.

Kitchen

The good sized kitchen is extensively fitted with an attractive range of cottage style units with contrasting timber effect work tops and comprising: large twin bowl enamel sink with ornate mixer tap having base storage under, worksurfaces to either side with space and plumbing for dishwasher and washing machine and base cupboard and drawers, cooker unit housing integrated double oven with storage above and below, retractable larder unit, space for fridge/freezer with storage above, matching long worksurface with inset ceramic hob with glass and stainless steel extractor over, further base cupboards and drawers, eye-level units incorporating glass fronted

display cabinets, chrome heated towel rail, part vaulted ceiling with double glazed skylight window, attractive wood effect tiled floor, part double glazed door with double glazed window to side leading to garden.

Living Room

A good sized room with a double glazed window having an outlook to the front over the front garden and directly onto a neighbouring Green, fitted electric fire with wooden mantel over, covered radiator, double opening doors leading to:

Study/Family Room

A vaulted ceiling with double glazed skylight window, double glazed sliding patio doors to garden.

Landing

Access to loft space.

Bedroom One

Double glazed window with attractive outlook to the front over neighbouring Green, radiator.

Bedroom Two

Double glazed window, radiator.

Bedroom Three

Double glazed window with outlook over neighbouring Green, radiator, bulk-head over staircase with wardrobe above.

Bathroom

Comprising: antique style wash basin with matching taps and storage

under, panelled bath with mixer shower over and fitted shower screen, w.c., chrome heated towel rail, double glazed windows.

Garage

Situated to the rear of the property and approached via a gate from the back garden, up and over door, power and light.

Additional Parking

We understand that there is a neighbourly agreement that a specific parking spot close to the garage is associated with this property and there is further residents parking available towards the front the house.

Front Garden

The property is situated away from traffic and approached along a footpath with a good sized front garden being almost entirely laid to lawn with a central rockery and several flower beds.

Rear Garden

Adjacent the house is a full width patio with brick retaining walls and there are four steps leading to a wide path with a small area of lawn to the side, several flower beds with the rear of the garden having a further terrace and there is a gate that leads to the garage. The garden has a high degree of seclusion and enclosed by close boarded garden fencing. The garden landscaping includes two wooden arbours with climbing plants.



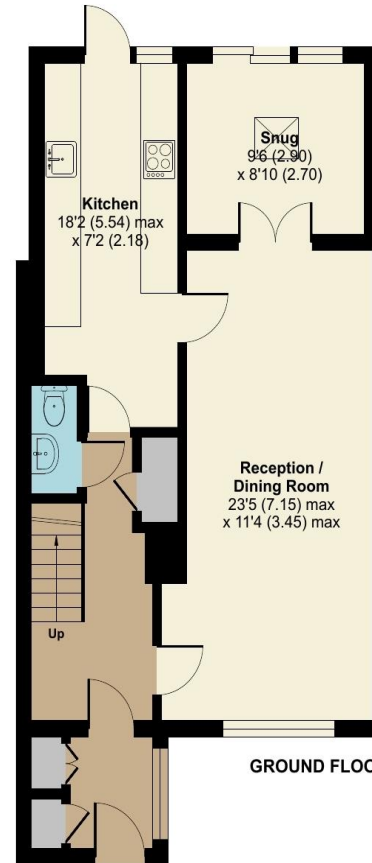
Carpenters, Billingshurst, RH14

Approximate Area = 1060 sq ft / 98.5 sq m

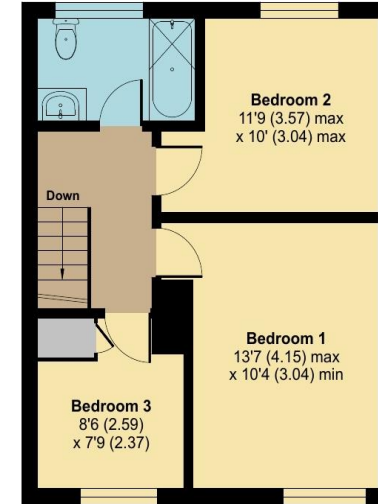
Garage = 122 sq ft / 11.3 sq m

Total = 1182 sq ft / 109.8 sq m

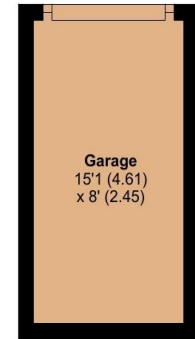
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), © nrichcom 2025. Produced for Fowlers Estate Agents. REF: 1363483

EPC RATING= C
COUNCIL TAX= D



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Managing Director:
Marcel Hoad



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2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

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