



65, Daux Avenue | Billingshurst | West Sussex | RH14 9TD

 **FOWLERS**
ESTATE AGENTS



65, Daux Avenue

Billingshurst | West Sussex | RH14 9TD

£415,000 GUIDE PRICE.

Located in a peaceful residential area, this exceptionally well-presented two-bedroom link-detached house enjoys a prime position close to scenic local walks, the mainline station, well-regarded schools, the leisure centre and the High Street. Offering an abundance of storage throughout, the property boasts a spacious layout including two generous double bedrooms, one with a modern ensuite, as well as a contemporary family bathroom and a convenient ground-floor cloakroom. The beautifully appointed kitchen features stone worktops and integral appliances, while a separate dining room provides an ideal space for entertaining. Outside, the large, landscaped garden offers a tranquil retreat, perfect for relaxing or outdoor activities.



A welcoming entrance hall with a generous double storage cupboard, provides access to the downstairs cloakroom, kitchen, sitting room and dining room. Stylish and durable Amtico flooring runs throughout the ground floor, creating a seamless and contemporary feel. Both the sitting room and dining room feature French patio doors opening directly onto the rear garden.

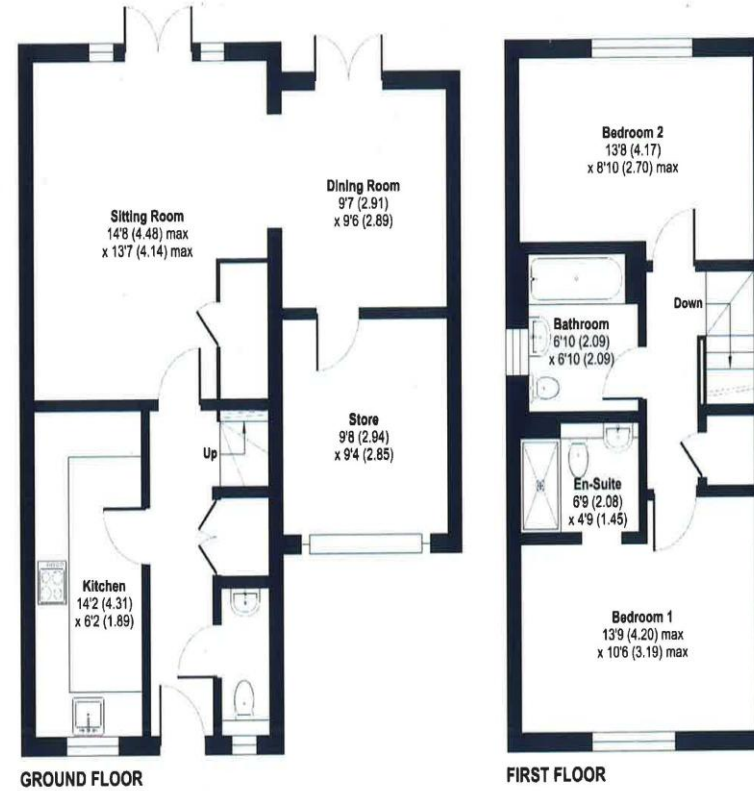
The bright, modern kitchen is positioned at the front of the property and fitted with sleek gloss units, Quartz worktops and under-unit lighting. Integrated appliances include an electric oven, 4-ring gas hob, fridge/freezer, washing machine and dishwasher.

The spacious sitting room offers useful understairs storage, an office area and French patio doors leading to the garden. It flows seamlessly into the dining room, created from the thoughtful partial conversion of the original garage. This bright and versatile space also features French patio doors to the rear, while an internal door provides access to the remaining section of the garage, which continues to offer valuable storage.

A central staircase rises to the first-floor landing, giving access to two double bedrooms and the family bathroom. Bedroom one benefits from a private en-suite shower room. The modern family bathroom features a white suite with panelled bath, back-to-wall basin and WC, complemented by contemporary grey tiling.

Outside, the property is approached via a block-paved driveway leading to the part-converted garage, which now provides practical garden or bike storage. A side gate opens to the beautifully landscaped rear garden, a tranquil retreat featuring a lawn, mature hedging and trees, and several patio areas perfect for alfresco dining and outdoor entertaining.

EPC RATING= C
COUNCIL TAX BAND= D
ANNUAL SERVICE CHARGE=
£347.56



Approximate Area = 895 sq ft / 83.1 sq m
 Store = 89 sq ft / 8.2 sq m
 Total = 984 sq ft / 91.4 sq m
 For identification only - Not to scale



*"We'll make you
 feel at home..."*



Managing Director:
 Marcel Hoad

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1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
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.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc., and purchasers are advised to make further enquiries to satisfy themselves on these points.