



Price Range £560,000 - £580,000

Kenilworth Place, Billingshurst

kw **MARTIN**
LUNDY-LESTER

Kenilworth Place, Billingshurst RH14 9UB

Extended and remodelled about three years ago, this very smartly presented four bedroom semi detached house offers almost 1400sq ft, within a few minutes walk of all local amenities. The mainline station is only half a mile away, as is the primary school. Older children will appreciate that The Weald Secondary School and Sixth Form is less than ten minutes on foot - no rushing to catch the school bus in the morning here !

The welcoming entrance hallway features a downstairs loo and a large cupboard for coats and shoes. The stunning open plan kitchen / dining / family room really is the heart of this home, with a very sociable breakfast bar and plenty of space to relax with family and friends. Two sets of bi-folding doors connect this area to the rear garden. There's a separate lounge, perfect for cosy nights in. The utility room is a really useful space and the integral garage - although not long enough for a car - has ample room for bikes, camping and sports equipment etc behind a remote control roller shutter door. Upstairs, all four bedrooms are well proportioned and three have built in cupboards or wardrobes. Bedroom one has a refitted ensuite to match the stylish, modern family bathroom.

To the front of the property is a well screened garden, with driveway parking for a number of cars. A timber gate gives access to the south west facing garden, which has been professionally landscaped, with patio seating area and a lawn for sitting out or playing on.

All local amenities are available in the bustling village centre, including a range of independent shops, cafes, bars and restaurants. There are Tesco and Sainsbury's stores in the village, plus a Lidl supermarket about two miles away. Wonderful walks will be found almost from the front door.





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Approximate Area = 1328 sq ft / 123.3 sq m

Store = 69 sq ft / 6.4 sq m

Total = 1397 sq ft / 129.7 sq m

For identification only - Not to scale



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.