



Price Range £425,000 - £440,000

Henshaw Way, Billingshurst

kw **MARTIN LUNDY**
ESTATE AGENTS

Henshaw Way, Billingshurst RH14 9FP

This immaculately presented three bedroom semi detached house was built in 2019 to exacting standards.

The welcoming entrance hallway with cloakroom / wc opens onto an open plan kitchen / dining / living room with integrated appliances and plenty of space to relax with family and friends. Bedroom one has an ensuite shower, with the other two bedrooms sharing a smart, modern bathroom. There's a very sociable feel to the property, with French doors leading to a low maintenance rear garden with artificial turf and a gravel path running alongside a mature shrub border to a seating area at the end. A timber gate gives pedestrian access to the parking area and a single garage, which has power and light.

It's less than a mile from the primary and secondary schools and only 20 minutes walk from Billingshurst railway station, with direct routes to London and Gatwick. The bustling village centre, about half a mile away features a choice of pubs, cafes, takeaways and restaurants plus a range of shops, Tesco and Sainsbury's stores, doctors, dentists and so on. A Lidl supermarket is close by too and there are wonderful walks almost from the front door, including into a number of parks and recreation areas dotted around the village.





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Approximate Area = 838 sq ft / 77.8 sq m
Garage = 178 sq ft / 16.5 sq m
Total = 1016 sq ft / 94.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © midrecom 2025.
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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		96 A
81-91	B	84 B	
69-80	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.