



Connells

Holden Close
Billingshurst

Holdings Close Billingshurst RH14 9HL

for sale
£465,000



Property Description

We are pleased to offer for sale this well presented family home conveniently located in the heart of Billingshurst. The accommodation comprises of an entrance hall, living room, kitchen/diner with a range of fitted units and appliances, with doors opening onto a south facing rear garden. There is a small laundry/utility area and downstairs cloakroom to the side of the kitchen.

Upstairs there is a family bathroom, and 3 large double bedrooms, one of which has an en-suite. The third bedroom is currently being used as a home office and has fitted desks and shelving.

Outside the property offers a driveway for 2 cars, a small front garden and an integrated garage with gated side access to the rear garden. The south facing rear garden is walled and secluded with raised flower beds and shrubs, comprising of both patio and lawn.

Billingshurst

The charming village of Billingshurst sits within close reach of the South Downs National Park and the Surrey Hills area of Outstanding Natural Beauty. Billingshurst is at the junction of the A29 and the A272 which are routes to Petworth, Petersfield, Haywards Heath, Pulborough and Bognor Regis. It is approximately 7 miles south west from the town of Horsham and is located on Stane Street, the Roman Road that linked Chichester to London, Billingshurst is a mixture of history and modern facilities that would typically be more likely to be found in a small town.

It has a railway station which is on the mainline from London Victoria to Bognor Regis and Chichester between Christ's Hospital railway station and Pulborough railway station, the journey into the City takes approximately 75 minutes.

The village boasts an array of shopping facilities, restaurants, public houses and churches. There are both state and private schools within the vicinity.

There is also a fantastic community leisure centre offering a gym, swimming facilities, group workout studios and more.

Hall

WC

Kitchen / Diner

11' 7" (max) x 11' 2" (max)
(3.53m (max) x 3.40m (max))

Living Room

11' 4" (max) x 12' 4" (max)
(3.45m (max) x 3.76m (max))

Stairs

First Floor

Landing

Bedroom 1

10'0" (max) x 12'0" (max)
(3.05m (max) x 3.66m (max))

En-Suite

Bedroom 2

14' 9" (max) x 9' 5" (max)
(4.50m (max) x 2.87m (max))

Bedroom 3

8' 2" (max) x 11' 6" (max)
(2.49m (max) x 3.51m (max))

Bathroom

Garage

19' 8" (max) x 10' 2" (max)
(5.99m (max) x 3.10m (max))

Off Road Parking

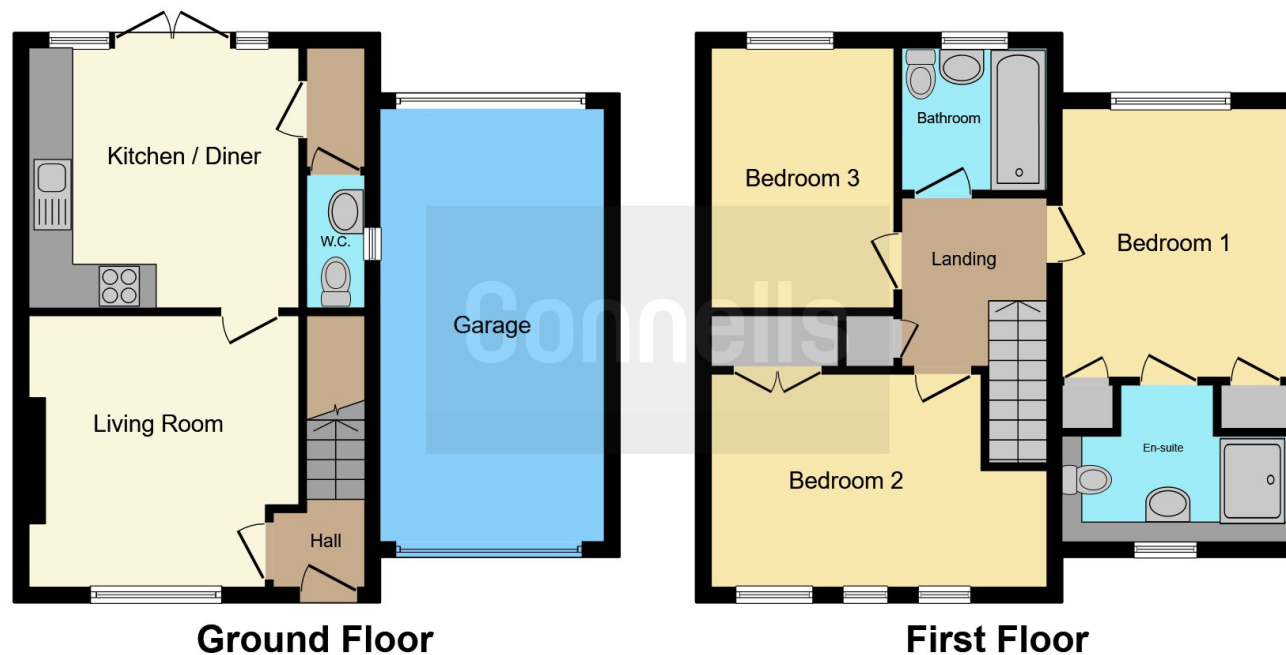
Front Garden

Rear Garden









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

Tenure: Freehold

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