



**Connells**

Nightingale Walk  
BILLINGSHURST





## Property Description

A detached bungalow in a sought-after no-through road, conveniently located close to local amenities including Billingshurst train station, village schools, leisure centre and the village High Street.

The property has been subject of many recent home improvements and is a light and airy property with a spacious layout.

To the front and rear, the gardens are well maintained with landscaping to the rear garden. To the front of the garage there is driveway parking.

The internal accommodation includes two spacious double bedrooms, refitted bathroom and separate WC, good size lounge through to separate dining room with engineered wood flooring to both rooms. From the dining room, doors to the refitted kitchen and the conservatory which overlook the mature rear garden.

To the outside there is a private drive leading to the garage with an electrically operated garage door.

The beautiful garden is a good size and has an array of planting and a large patio adjacent the property.

## 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

16' 7" (max) x 6' 7" (max)  
(5.05m (max) x 2.01m (max))

## Living Room

14' 1" (max) x 13' 9" (max)  
(4.29m (max) x 4.19m (max))

## Dining Room

9' 1" (max) x 11' 7" (max)  
(2.77m (max) x 3.53m (max))

## Kitchen

10' 4" (max) x 7' 6" (max)  
(3.15m (max) x 2.29m (max))

## Conservatory

9' 6" (max) x 9' 3" (max)  
(2.90m (max) x 2.82m (max))

## Bedroom 1

11' 1" (max) x 8' 6" (max)  
(3.38m (max) x 2.59m (max))

## Bedroom 2

11' 1" (max) x 8' 6" (max)  
(3.38m (max) x 2.59m (max))

## Bathroom

6' 4" (max) x 5' 5" (max)  
(1.93m (max) x 1.65m (max))

## Toilet

## Garage

17' 7" (max) x 8' 8" (max)  
(5.36m (max) x 2.64m (max))

## Rear Garden

## Front Driveway 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](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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