



Guide Price £425,000 Freehold

A beautifully presented and well maintained mews style house for the over 50's within close proximity of the village.



- ▶ **Sitting room with feature electric fire**
- ▶ **Dining room with French doors to the garden and terrace**
- ▶ **Updated kitchen with integrated appliances**
- ▶ **Ground floor shower room**
- ▶ **Main bedroom with wardrobe and en-suite shower room**
- ▶ **Two further bedrooms both with cupboards and main bathroom**
- ▶ **Single garage and parking in front of garage**
- ▶ **Easy walking distance of village amenities**

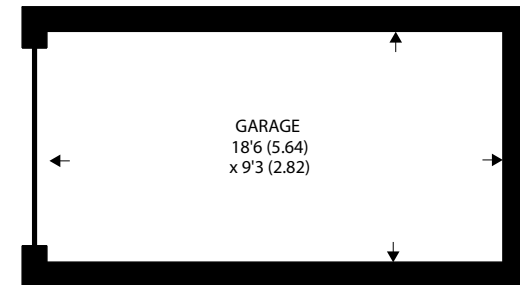
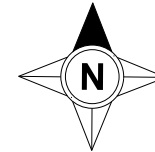
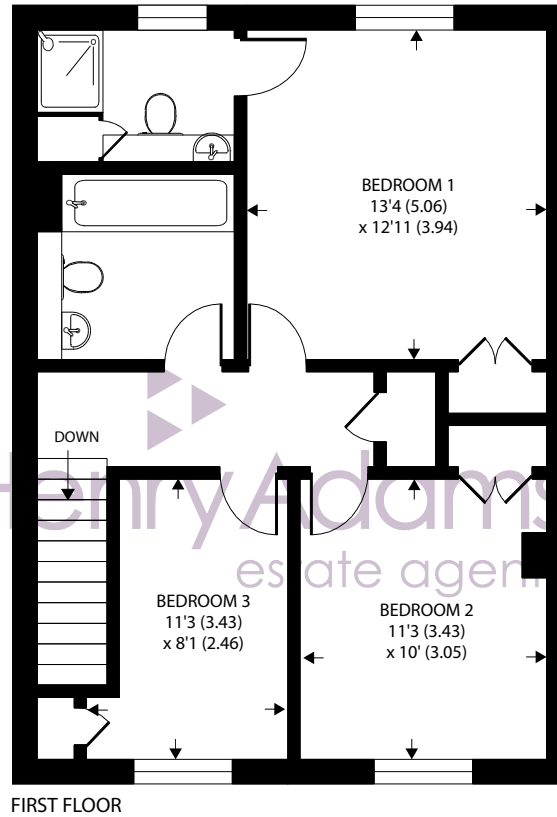
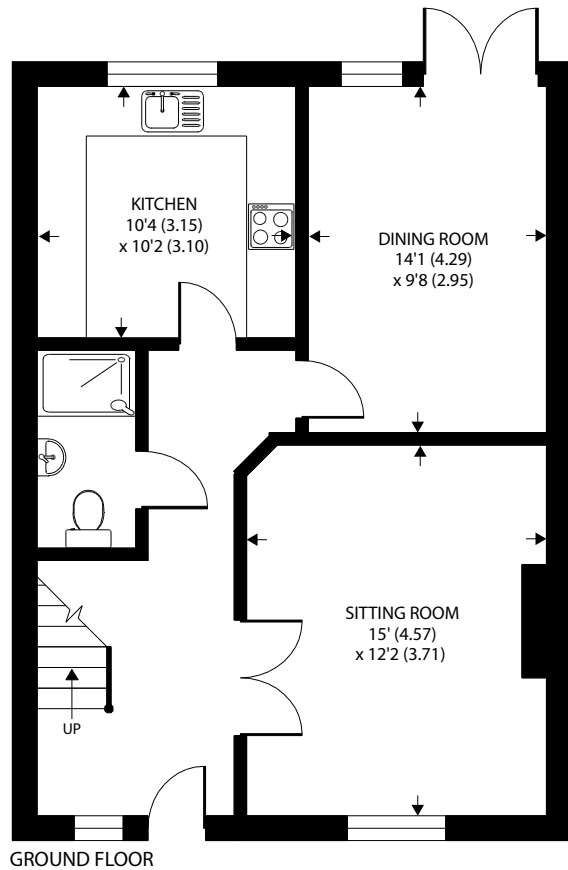
Situated within the picturesque mews-style development exclusively designed for residents over 50, this beautifully presented terraced house offers a comfortable living environment in close proximity to the charming village of Billingshurst.

Upon entering, you are greeted by a large entrance hall and double doors lead to the inviting sitting room with a feature electric fire, providing a warm and welcoming ambience. The adjacent dining room exudes elegance, boasting French doors leading out to the tranquil garden and terrace, perfect for al-fresco dining.

The kitchen has been thoughtfully updated, showcasing modern design elements and high-quality integrated appliances, catering to the culinary needs of the discerning homeowner. A convenient ground floor shower room adds practicality and convenience to the living space.

Ascending to the first floor, the main bedroom offers a peaceful retreat, complete with a spacious wardrobe and an en-suite shower room. Two additional bedrooms, each with fitted wardrobes, provide versatility and comfort for family members or guests. Completing the accommodation is the main bathroom.





Approximate Area = 1216 sq ft / 112.9 sq m
 Outbuilding = 171 sq ft / 15.9 sq m
 Total = 1387 sq ft / 128.9 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To complement the property, a single garage and dedicated parking space in front of the garage provide convenience and security for residents. The property has a service charge that includes buildings insurance and the maintenance of communal areas, offering peace of mind and ease of living for the homeowner which is approximately £430.00 per annum.

In conclusion, this beautifully maintained home is exclusive to those over the age of 50. The mews-style development presents a unique opportunity for those seeking a sophisticated and comfortable living space in a desirable location close to the amenities of Billingshurst village. With its elegant interiors, modern conveniences, and practical features, this property offers a refined lifestyle for buyers looking to downsize without compromising on quality and comfort.

Location

Billingshurst is a thriving large village in the heart of West Sussex and surrounded by some fine countryside with a main line station to London (Victoria approximately 65 minutes) and the South Coast. Highly sought after schools in the locality from infant to sixth form with the Junior School and then The Weald Community School. Leisure facilities with the Football Club, Cricket Club, tennis and bowls clubs, leisure centre with gym and swimming pool are all nearby. The centre, with its good range of shopping facilities including Sainsburys and Lidl, restaurants, pubs, library, post office, doctors' surgery, churches and bus services. The village provides good links with both Horsham and Gatwick International Airport. There is an abundance of history dating back to Roman times and many countryside walks on your doorstep.

