



34 Luxford Way, Billingshurst

Offers Over £450,000 Freehold

34 Luxford Way

Billingshurst

- A beautifully decorated and very well maintained home with adaptable accommodation
- Sitting room opening to dining room and kitchen
- Kitchen with integrated appliances
- Converted garage which could be utilised as a third bedroom, second reception or playroom. There is also partial garage storage
- Two double bedrooms to first floor
- Bathroom with shower over bath
- South facing walled garden
- Driveway parking for two vehicles

Presenting an immaculately maintained end of terrace house, featuring tasteful décor and impressive presentation. This property is in an ideal location for all amenities on offer.

Upon entering, you are greeted by a spacious open plan sitting room, dining area and kitchen, creating a seamless and inviting living space. The kitchen is equipped with integrated appliances. Adding to the living space in this property is the conversion of the garage, offering a versatile space that can be utilised as a third bedroom, second reception room, home office or playroom, along with a convenient garden store for all your outdoor necessities. On the first floor, you will find two generously proportioned double bedrooms and a family bathroom. (The second bedroom was originally two bedrooms and this could easily be re-instated should it be required.)

The south-facing walled garden is a delightful outdoor space, providing a private oasis for al fresco dining, entertaining guests, or simply basking in the sun. For added convenience, this property features driveway parking for two vehicles.



EPC Energy Efficiency Rating - C

Tenure - Freehold

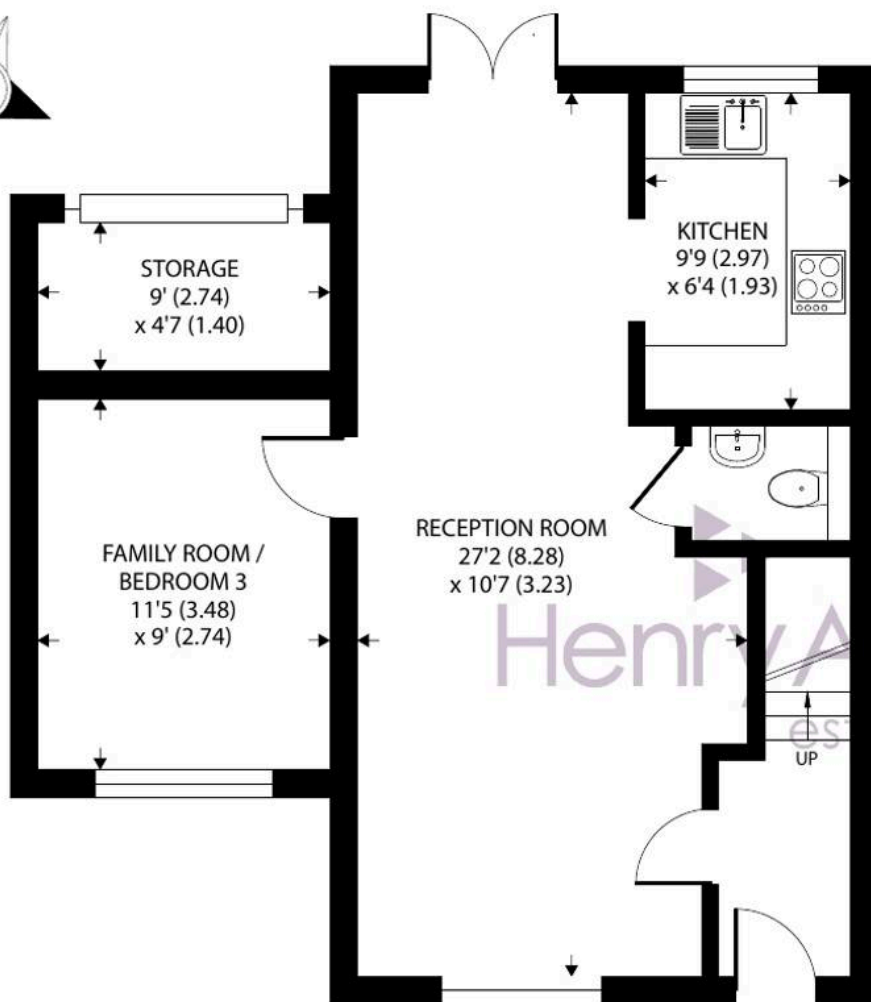
Council Tax Band - D

Location

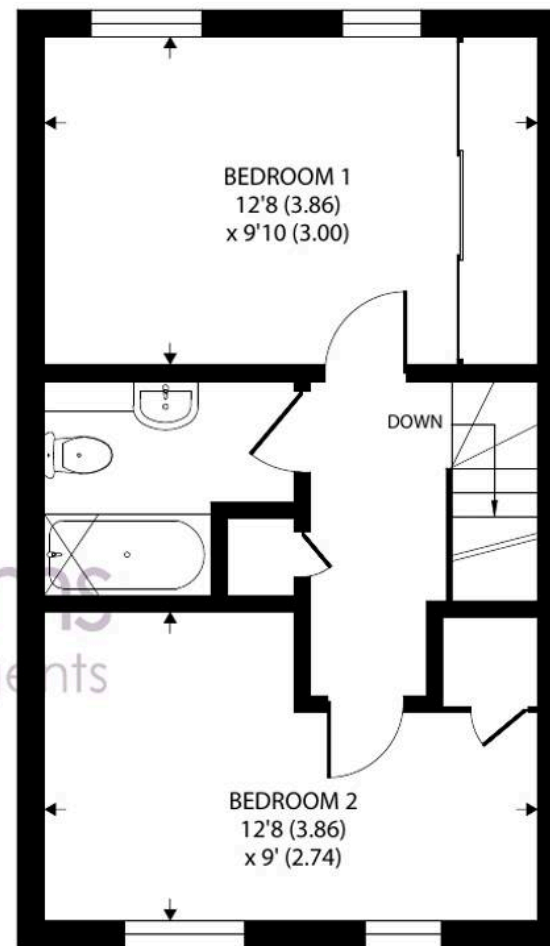
Billingshurst is a thriving large village in the heart of West Sussex and surrounded by some fine countryside with a main line station to London (Victoria approximately 65 minutes) and the South Coast. Highly sought after schools in the locality from infant to sixth form with the Junior School and then 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.







GROUND FLOOR



FIRST FLOOR

Approximate Area = 936 sq ft / 86.9 sq m

Storage = 41 sq ft / 3.8 sq m

Total = 977 sq ft / 90.7 sq m

For identification only - Not to scale





Henry Adams - Storrington

Henry Adams LLP, Mulberry House, 8 The Square - RH20 4DJ

01903 742535

storrington@henryadams.co.uk

www.henryadams.co.uk/

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.