



6 Bowling Lane, Billingshurst - RH14 9FT

Offers Over £365,000

6 Bowling Lane

Billingshurst, Billingshurst

- Modern home built in 2018
- Remaining balance of NHBC guarantee
- Two large double bedrooms
- High quality modern kitchen and bathroom
- Immaculately presented throughout
- Woodland views to the rear
- Allocated parking
- Beautifully crafted rear garden
- Located within walking distance of village High Street
- Close proximity to all village amenities

Built in 2018 by Riverdale Homes, this immaculate two-bedroom home is located in a peaceful location, close to the heart of Billingshurst village centre. Finished to a high standard and benefiting from the remaining balance of an NHBC guarantee, this home provides peace of mind for any prospective buyer.

The property offers spacious principle rooms throughout with a great-sized reception room with double doors to the rear garden to the ground floor, whilst two large double bedrooms, both with built-in storage feature on the first floor. The property provides a touch of luxury with its high-quality modern kitchen, complete with integrated appliances, and a well appointed family bathroom and downstairs cloakroom.

Outside, the property truly shines with its thoughtfully designed outdoor spaces. A patio area offers the perfect spot for al-fresco dining and entertaining and leads onto an area of artificial lawn. Whether hosting a summer barbeque or simply relaxing with the family, the garden offers the perfect blend of enjoyment and convenience. Additionally, residents can enjoy the convenience of allocated parking, ensuring a hassle-free arrival home.



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Situated within walking distance of the village High Street, residents can easily enjoy the local shops and cafes, while also benefiting from close proximity to all village amenities, which include a mainline railway station, doctors surgery, supermarket, leisure centre and outstanding primary and secondary schools.

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.

Council Tax band: D

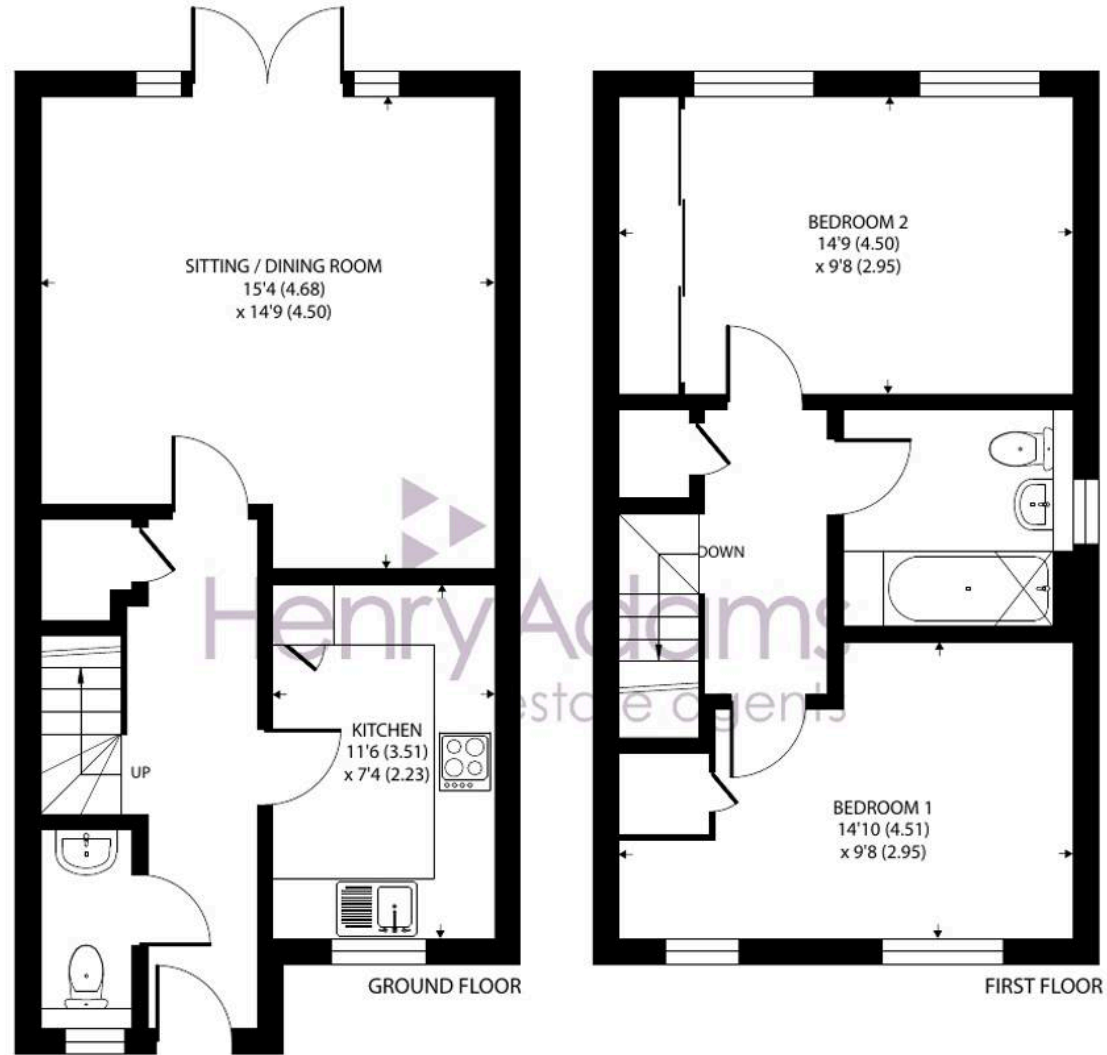
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







Approximate Area = 829 sq ft / 77 sq m

For identification only - Not to scale





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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