

OVER 60?

Secure this property
for up to **59% less!**



Guide Price

£825,000

Freehold

5x  3x  3x 

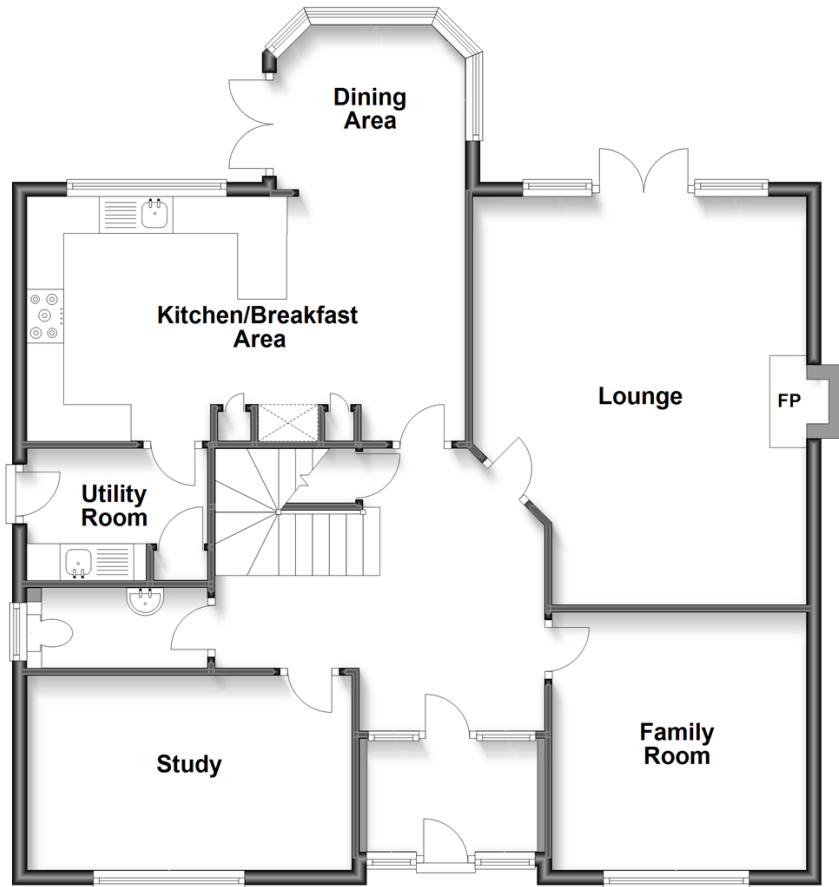
Cranham Avenue, Billingshurst, West

Sussex, RH14

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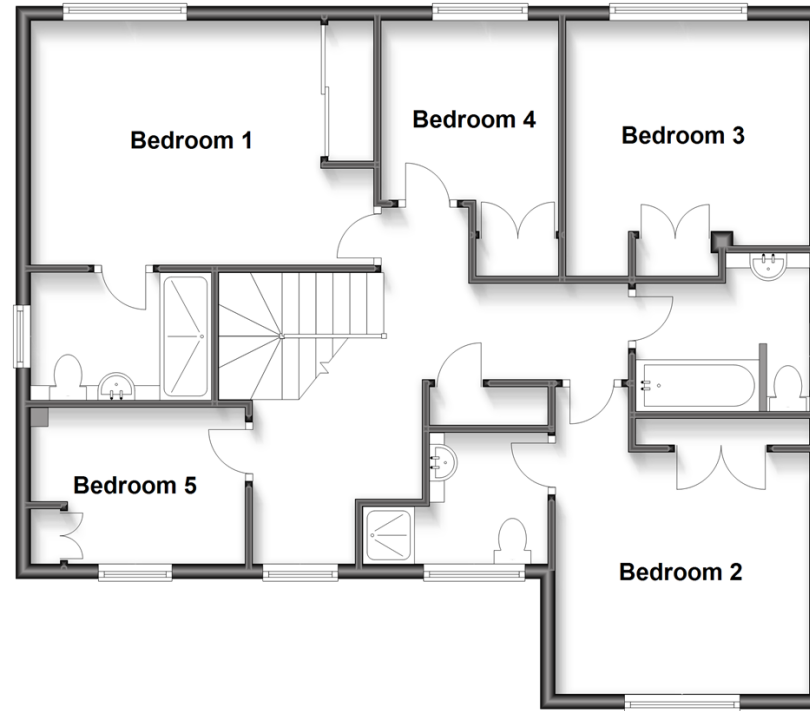
Ground Floor

Approx. 101.7 sq. metres (1094.7 sq. feet)



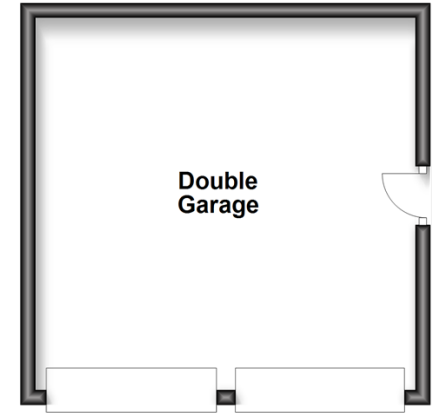
First Floor

Approx. 85.6 sq. metres (921.6 sq. feet)



Outbuilding

Approx. 26.1 sq. metres (281.0 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch
Dining Hall: 14'6 x 12'7 (4.42m x 3.84m)
Family Room: 11'6 x 11'6 (3.51m x 3.51m)
Lounge: 18'0 x 14'9 (5.49m x 4.50m)
Kitchen/Breakfast Area: 19'8 x 11'0 (6.00m x 3.36m)
Dining Area: 8'3 x 6'8 (2.52m x 2.03m)
Utility Room: 7'10 x 6'0 (2.39m x 1.83m)
Cloakroom
Study: 14'5 x 9'6 (4.40m x 2.90m)

FIRST FLOOR

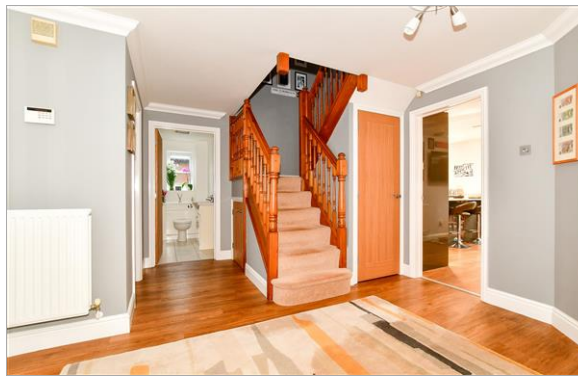
Landing
Bedroom 1: 15'5 into fitted wardrobes x 11'6 (4.70m x 3.51m)
En-Suite Shower Room
Bedroom 2: 12'8 into fitted wardrobes x 11'6 (3.86m x 3.51m)
En-Suite Shower Room
Bedroom 3: 11'6 into fitted wardrobes x 11'6 (3.51m x 3.51m)
Bedroom 4: 11'6 into fitted wardrobes x 7'10 (3.51m x 2.39m)
Bedroom 5: 10'2 into fitted wardrobes x 7'0 (3.10m x 2.14m)
Family Bathroom

OUTBUILDING

Detached Double Garage: 17'0 x 16'6 (5.19m x 5.03m)

OUTSIDE

Driveway For Several Vehicles
Front Garden
Rear Garden



Main features

- Stunning and spacious detached family home
- Excellent presentation throughout
- A beautiful sleek, modern kitchen/breakfast area
- Air conditioning in the lounge and three of the bedrooms
- Large lounge with a log burning stove and French doors leading onto the private rear garden with a low maintenance terrace area
- Detached double garage with roller shutter doors



Nearest Schools

Primary School: Billingshurst Junior School 0.7 miles

Secondary School: The Weald School 0.4 miles



Transport Information

Train Stations: Billingshurst 0.7 miles, Pulborough 4.8 miles



Address

Cranham Avenue, Billingshurst, West Sussex, RH14



Directions

For directions to this property please contact us.



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Call Pulborough Branch 01798 875151 ■ cubittandwest.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



EPC RATING



24500873/20240313/JD/JD