



**OVER 60?**

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

**Price**

**£425,000**

**Freehold**

2x  1x  1x 

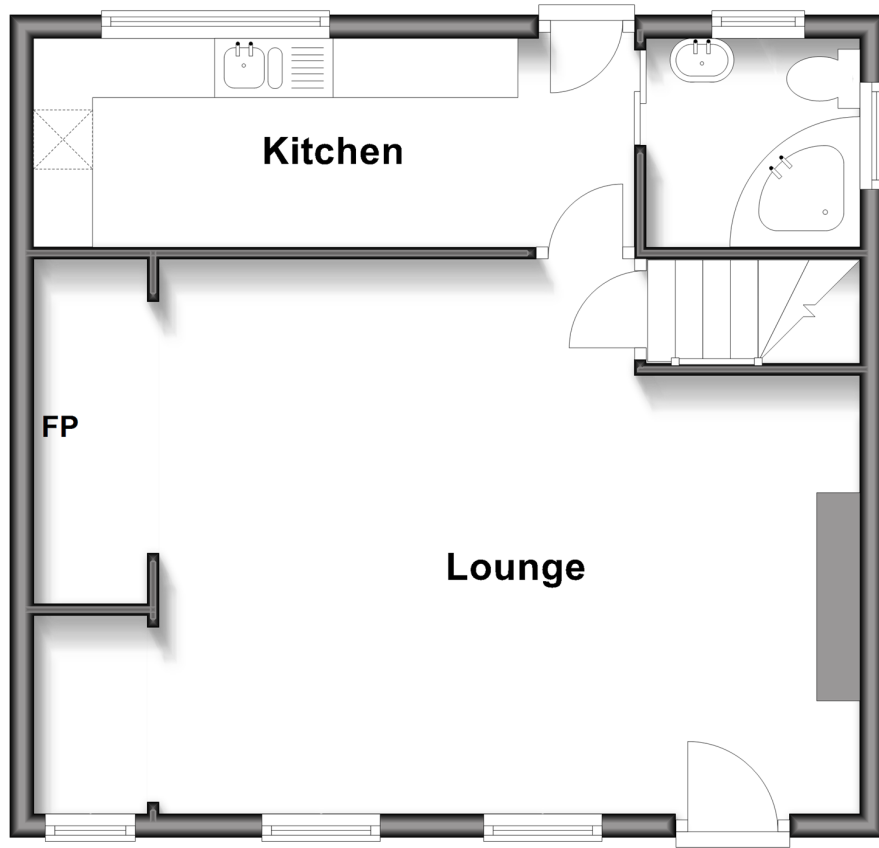
**Andrews Hill,  
Billingshurst, West  
Sussex, RH14**

**cubitt&west**  
Helping you move forwards



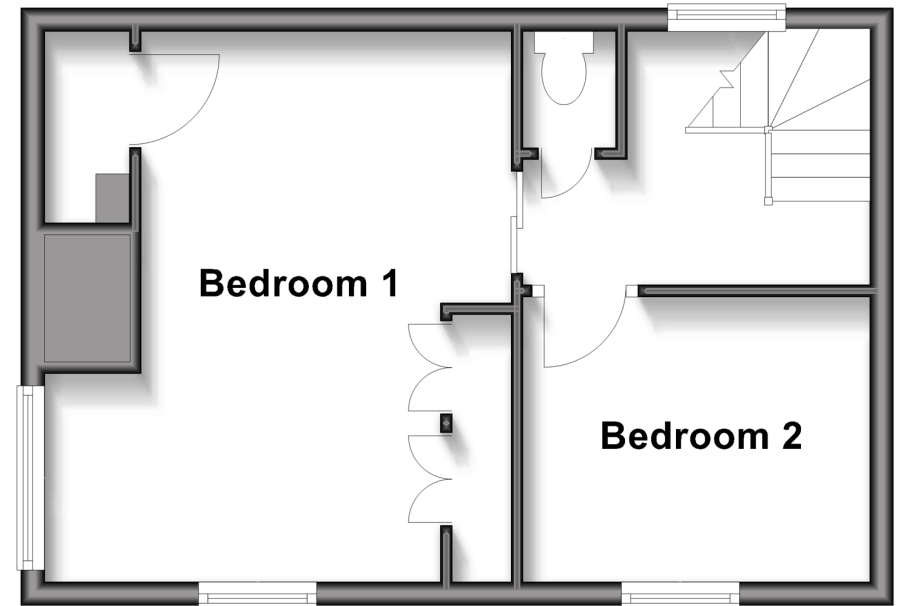
## Ground Floor

Approx. 45.8 sq. metres (492.6 sq. feet)



## First Floor

Approx. 33.8 sq. metres (363.9 sq. feet)



## Accommodation

### GROUND FLOOR

Lounge: 18'7 maximum x 12'4 (5.67m x 3.76m)

Kitchen: 16'9 x 5'3 (5.11m x 1.60m)

Family Bathroom

### FIRST FLOOR

Landing

Separate Toilet

Bedroom 1: 11'6 x 10'4 up to fitted wardrobes  
(3.51m x 3.15m)

Bedroom 2: 8'9 x 7'10 (2.67m x 2.39m)

### OUTSIDE

Gated Driveway

Off-Road Parking

Double Garage

Front Garden

Rear Garden

Side Garden

Outbuildings

Office



## Main features

- 2 bedroom semi-detached cottage
- Grade 11 listed, built around the 1680's
- Secure parking for multiple vehicles
- Original oak beams throughout
- Fabulous inglenook fire place with a bread oven
- A large summer house and additional outbuildings in the rear garden
- Semi-rural location, yet easy access to neighbouring villages and towns



### Nearest Schools

Primary School Billingshurst Primary Academy 1.0 miles

Further Education: The Weald School 0.7 miles



### Transport Information

Train Stations:  
Billingshurst 0.7 miles  
Pulborough 4.1 miles



### Address

Andrews Hill, 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](https://cubittandwest.co.uk)



■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property  
■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

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