



**Guide Price**  
**£450,000**

**Freehold**

3x  2x  1x 

**Honeysuckle Drive,  
Billingshurst, West  
Sussex, RH14**

**cubitt&west**  
Helping you move forwards





## Main features

- Immaculately presented family home
- 3 good sized bedrooms
- Large inviting entrance hall
- Lots of natural light flowing throughout the house
- En-suite shower room, with a double walk-in shower unit
- Spacious lounge/diner overlooking the beautiful rear garden



### Nearest Schools

Primary School: Billingshurst Primary Academy 1.1 miles

Secondary School: The Weald School 0.4 miles



### Transport Information

Train Stations:  
Billingshurst 0.3 miles  
Pulborough 4.4 miles

## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen: 17'1 x 9'0 (5.21m x 2.75m)

Lounge/Diner: 16'5 x 16'4 (5.01m x 4.98m)

### FIRST FLOOR

Landing

Family Bathroom

Bedroom 1: 12'7 x 11'10 (3.84m x 3.61m)

En-Suite Shower Room

Bedroom 2: 12'1 x 9'3 (3.69m x 2.82m)

Bedroom 3: 12'5 x 7'0 (3.79m x 2.14m)

### OUTSIDE

Driveway

Front Garden

Rear Garden

**Call Pulborough - 01798 875151 ■ [cubittandwest.co.uk](http://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



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