Guide Price

**£700,000
Freehold**

2x 🛏 1x 🛁 2x 🛋

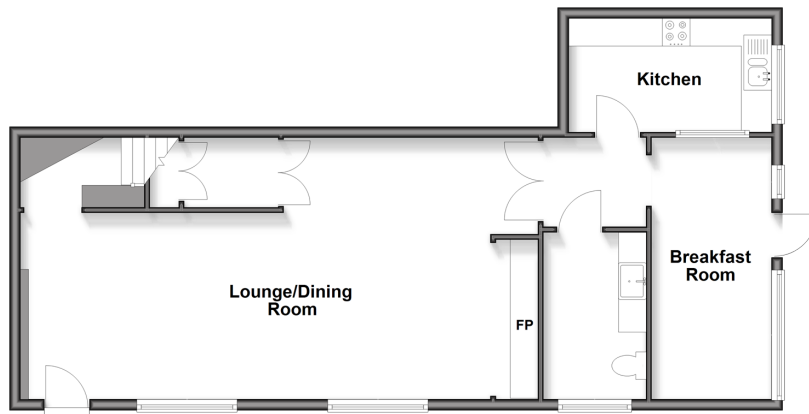**Billingshurst Road, Billingshurst, West
Sussex, RH14**

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Helping you move forwards
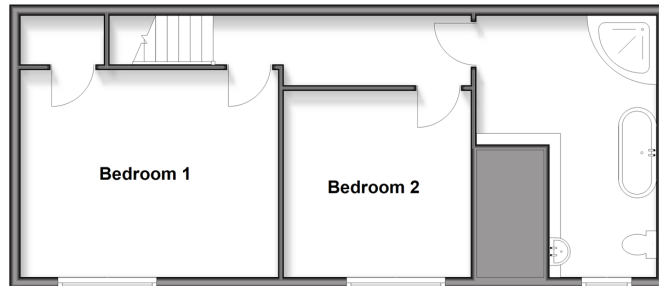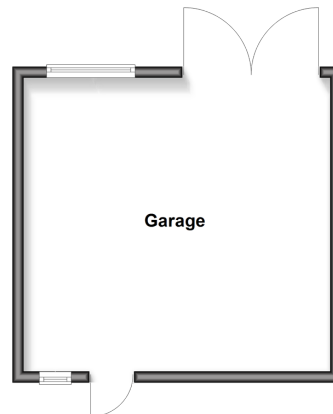
Ground Floor
Approx. 72.5 sq. metres (780.9 sq. feet)

Kitchen

Breakfast Room

Lounge/Dining Room

FP

First Floor
Approx. 55.2 sq. metres (594.0 sq. feet)

Bedroom 1

Bedroom 2

Outbuilding
Approx. 29.5 sq. metres (317.5 sq. feet)

Garage

Accommodation

GROUND FLOOR
Lounge/Dining Room: 30'7 (9.33m) x 15'6 maximum (4.73m) narrowing to 11'1 (3.38m)

Internal Hallway

Kitchen: 11'11 x 6'10 (3.63m x 2.08m)

Breakfast Room: 16'2 x 6'9 (4.93m x 2.06m)

Utility/Cloakroom

FIRST FLOOR
Landing

Family Bathroom

Bedroom 1: 15'1 x 12'1 up to fitted wardrobes (4.60m x 3.69m)

Bedroom 2: 11'7 x 11'1 (3.53m x 3.38m)

OUTBUILDING
Garage: 17'7 x 16'2 (5.36m x 4.93m)

OUTSIDE
Front Garden

Off-Road Parking

Main features

- Built in approximately the 1500's, making this one of the oldest houses in the village
- A large family bathroom with both a bath and a separate shower
- Large detached garage with the option to convert to an annex, subject to the necessary planning permission
- Set in a popular quintessential Sussex village
- Walking distance to the pubs and village store

Nearest Schools

Primary School: Billingshurst Primary Acadamy 2.7 miles

Secondary School: The Weald 3.0 miles

Transport Information

Train Station:
Billingshurst 3.1 miles

Address

Billingshurst Road, Billingshurst, West Sussex, RH14

Directions

For directions to this property please contact us.

Call Pulborough Branch 01798 875151 ■ **cubittandwest.co.uk**