

**OVER 60?**

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



**Guide Price**  
**£700,000**  
**Freehold**

2x  1x  2x 

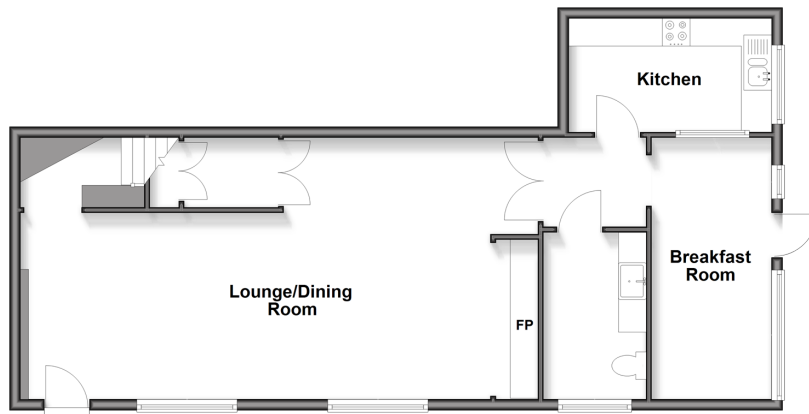
Billingshurst Road, Billingshurst, West  
Sussex, RH14

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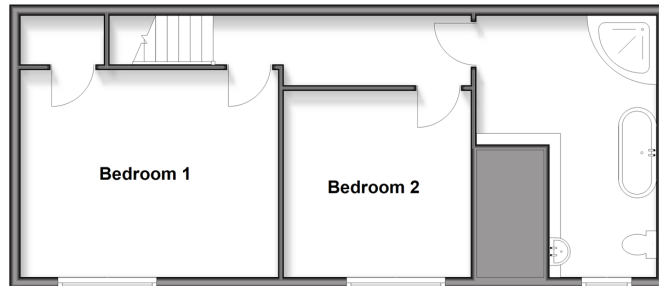
### Ground Floor

Approx. 72.5 sq. metres (780.9 sq. feet)



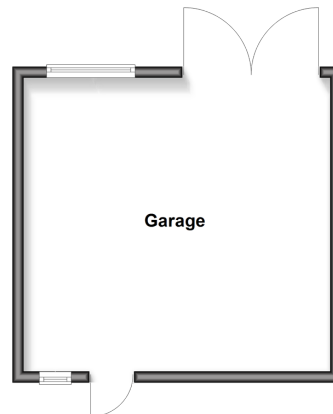
### First Floor

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



### Outbuilding

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



## 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 Academy 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.





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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 50% less, by purchasing a Lifetime Lease.

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