



Hilland Road, Billingshurst, West Sussex, RH14 9HN



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Positioned on the edge of the popular village of Billingshurst, this impressive four bedroom home is brought to the market with no ongoing chain and provides flexible living and bedroom accommodation including the opportunity to complete renovations on an ancillary building to convert into a one bedroom annexe.

With the train station, Village primary school, Weald Secondary School and a vibrant high street with an excellent range of independent shops, bars and restaurants all just a short walk away, but also being close to the larger market town of Horsham, you get the perfect balance to ensure this is an excellent family home.

Accessed by a drive providing access to a few properties, there is driveway parking to the front for 2 cars in front of a large double garage. To the front of the property is a single storey outbuilding that provides excellent scope to create a one bedroom annex with open-plan living/kitchen space, a large double bedroom and shower room. This could perhaps be used by a family member or to providing a rental income (stpp).

A garden path leads to the front door of the property and into a large entrance porch. The ground floor accommodation comprises a large living room with wood burning stove with patio doors looking out over the rear garden and patio area. A spacious kitchen/diner., recently renovated with new base and wall units, integrated appliances, a breakfast bar and modern flooring. There is also a useful guest cloakroom/utility room. A rear hallway provides access to the back garden and stairs lead to the first floor.



To the first floor are four bedrooms. Three are spacious doubles, the fourth a good sized single, currently used as a hobby room. The principal bedroom is particularly spacious and feature a wall of fitted wardrobes and cupboards. A modern and well equipped family bathroom completes the internal accommodation.

Outside, there is a large south facing rear garden as well as a small paddock area to the front.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE PORCH 11'02" x 4'10" (3.40m x 1.47m)

L SHAPED HALLWAY 8'10" x 10'10" (2.69m x 3.30m)

GUEST CLOAKROOM/UTILITY 5'02" x 6'10" (1.57m x 2.08m)

KITCHEN 13'0" x 10'10" (3.96m x 3.30m)

DINING ROOM 8'05" x 10'11" (2.57m x 3.33m)

LIVING ROOM 21'11" x 11'05" (6.68m x 3.48m)

REAR HALLWAY 8'10" x 11'06" (2.69m x 3.51m)

FIRST FLOOR

LANDING

BEDROOM ONE 14'02" x 11'09" (4.32m x 3.58m)

BEDROOM TWO 10'10" x 10'11" (3.30m x 3.33m)

BEDROOM THREE 12'08" x 11'04" (3.86m x 3.45m)

BEDROOM FOUR 8'11" x 8'07" (2.72m x 2.62m)

BATHROOM 8'10" x 8'05" (2.69m x 2.57m)

OUTSIDE

OFF ROAD PARKING TO THE FRONT OF THE GARAGE

DOUBLE GARAGE 17'03" x 17'03" (5.26m x 5.26m)

ANCILLARY OUTBUILDING/ANNEXE POTENTIAL

FRONT GARDEN

SOUTH FACING REAR GARDEN

SOLD WITH NO ONWARD CHAIN



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GROUND FLOOR
725 sq.ft. (66.9 sq.m.) approx.

1ST FLOOR
678 sq.ft. (63.0 sq.m.) approx.

OUTBUILDING
541 sq.ft. (50.2 sq.m.) approx.

GARAGE
297 sq.ft. (27.6 sq.m.) approx.

GARAGE
172' x 172' / 5.26m x 5.26m

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OUTBUILDING & GARAGE INCLUDED IN SQUARE FOOTAGE

TOTAL FLOOR AREA : 2251 sq.ft. (209.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION: Billingshurst is a popular village location benefitting from a mainline station, which provides a regular service to London Victoria as well as the south coast. The leisure centre, with its swimming pool complex and schooling for all age groups, is all close by. Billingshurst High Street offers a comprehensive range of amenities, further convenience can be found in the larger provincial centre of Horsham with its wide range of national and independent retailers which is just under 9 miles distant.

DIRECTIONS: From Horsham Town Centre proceed in a Westerly direction along the Guildford Road (A281). At the flyover roundabout take the first exit following the signs to Guildford. At the next roundabout turn right and go straight ahead at the next roundabout. Proceed down the hill and through the traffic lights. At the next roundabout by Newbridge Garden Centre, turn left onto the Five Oaks Road (A264). Continue along this road for approximately 3 miles and in the village of Five Oaks turn left at the small roundabout following the signs to Billingshurst. Proceed along this road passing Sotherby's on your left hand side. At the roundabout take the third exit and stay on Stane Street. At Hilland roundabout take the first exit onto Hilland Road. Then take the first turning on the left, follow this road round, where the property can be found second on the right hand side.

COUNCIL TAX: Band D

EPC Rating: D

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.

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Tel: 01403 270270

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 92 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 56 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services, does not imply they are in full and efficient working order.