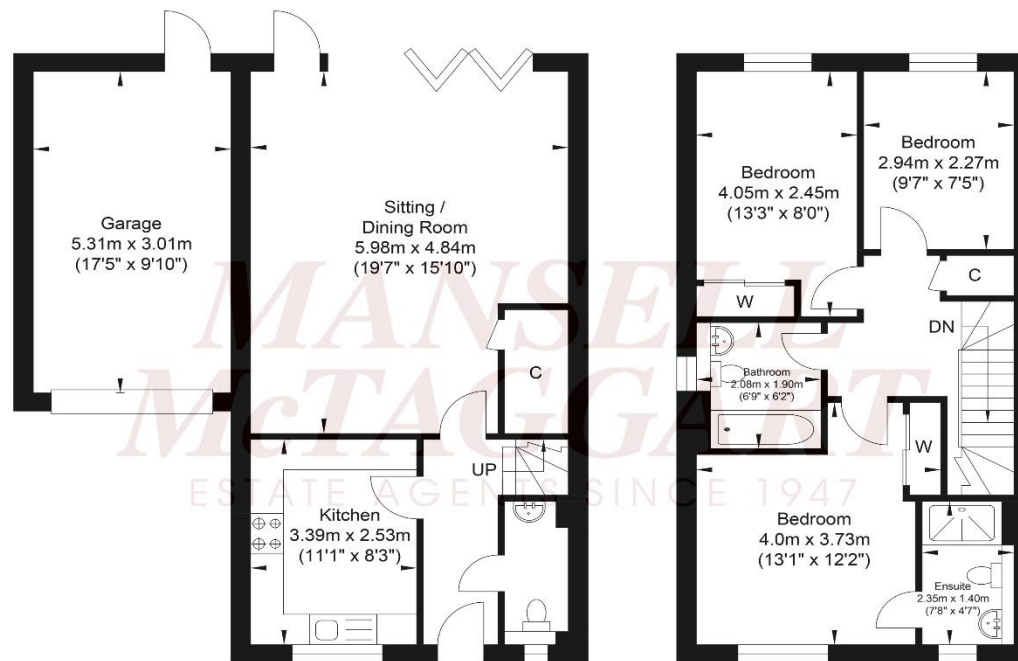


Dadswell Drive



Ground Floor
Approximate Floor Area
682.53 sq ft
(63.41 sq m)

First Floor
Approximate Floor Area
493.31 sq ft
(45.83 sq m)

Approximate Gross Internal Area (Including Garage) = 109.24 sq m / 1175.85 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



in brief...

- Modern three-bedroom semi-detached home
- Built in 2021 by Devine Homes
- Fantastic living/dining room with bi-folding doors
- Principal bedroom with luxury shower room
- Private rear garden with has been recently landscaped
- Driveway parking & single detached garage
- Remaining NHBC guarantee
- Short walk of train station, schools & high street
- EPC Rating: B
- Council Tax Band: B



more detail...

We are pleased to present to the market this modern three-bedroom semi-detached family home, situated on the highly sought-after Amblehurst Green development. Built-in 2021 by Devine Homes to their "Maplehurst" design, the property offers modern, hassle-free accommodation with the remaining NHBC guarantee, all located within a short walk of the village High Street. The local schools, leisure centre, and train station are all within a mile.

The front door leads to a welcoming entrance hall with stairs rising to the first floor and doors to a ground floor cloakroom, living/dining room, and kitchen, located at the front of the home. The living/dining room is at the rear of the home spanning the width of the property creating a fabulous entertaining space that enjoys direct access to the south-facing rear garden through bi-folding doors. While the kitchen offers a range of wall and base units with a plethora of integrated appliances. The first floor provides a spacious landing with access to the generous loft space, airing cupboard, all three bedrooms, and the family bathroom. The principal bedroom benefits from a luxury en-suite shower room and fitted wardrobes.

Further attributes include gas fired central heating, double glazed doors & windows throughout, high degree of energy efficiency, and neutral décor.

The outside of the property is equally impressive, the west-facing rear garden has been recently landscaped and affords a sizeable sandstone patio, ideal for the alfresco lifestyle & barbecues, leading to an area of lawn area, perfect for young families. Finally, to the front of the property is a detached single garage and private driveway parking, with plenty of visitor parking, if required.

Please note, there is an annual estate charge payable by all residents of approximately £380 per year.



the location...

Dadswell Drive is located in Billingshurst, close to the village centre, eight miles from Horsham and, for commuters, 15 miles from Crawley, 22 miles from Gatwick Airport and 47 miles from central London. Local shopping is focused around Billingshurst village centre, which plays host to a number of independent stores, supermarkets, restaurants, and bars. The market town of Horsham, around eight miles away, offers a greater selection of shops, while Guildford, 19 miles away, is home to several shopping centres including The Friary and White Lion Walk. For families, there are several well-regarded schools nearby, including Billingshurst Primary School for younger children and The Weald Community School and Sixth Form for older students. Further and higher education providers include Central Sussex College, which has a campus at Crawley 17 miles away and a training centre at Horsham, less than 20 minutes' drive. Major roads easily accessible from the property include the A272, the A24 and the A29. Billingshurst railway station lies half a mile away and can be reached in around 10 minutes on foot. From there trains run to Bognor Regis, Horsham, Gatwick Airport, Clapham Junction and London Victoria.

Please check google maps for exact distances and travel times (property postcode: RH14 9YX)