



48 Rhodes Way, Billingshurst, West Sussex RH14 9ZN



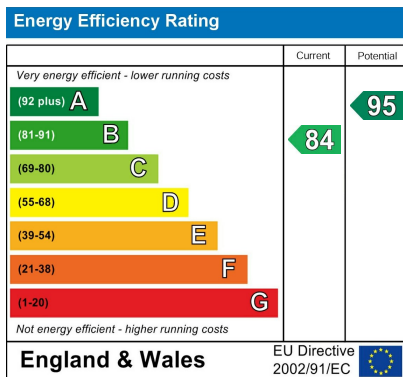


48 Rhodes Way,  
Billingshurst, West Sussex RH14 9ZN

Guide Price £475,000 Freehold



- MODERN DETACHED HOUSE
- BUILT IN 2019 BY CHARLES CHURCH
- WELL BALANCE ACCOMMODATION
- EV CHARGING
- OFF ROAD PARKING
- USEFUL UNITY ROOM OFF THE KITCHEN
- LOW MAINTENANCE SOUTH EAST ASPECT REAR GARDEN



### Accommodation

Entrance hall \* Kitchen/Breakfast room \* Utility room \* Sitting room \* Ground floor W/C \* Stairs to first floor landing \* Principal bedroom with ensuite \* Two further double bedrooms \* Family bathroom \* Landscaped rear garden \* Off road parking \* EPC rating B

### Directions

What3words///motorist.dote.doing

### The Property

A well-presented and practical three bedroom detached home, ideally situated within a popular residential development, offering convenient access to the village centre, a range of local amenities, well-regarded schools and transport links. The property provides a well balanced and thoughtfully arranged layout, suited to modern family living. Upon entering, the hallway offers a welcoming first impression and leads through to a bright and spacious sitting room, benefiting from dual aspect windows and French doors opening onto the rear garden, allowing for an excellent level of natural light throughout the day and creating a seamless connection between indoor and outdoor space. Positioned to the rear of the property is a well-appointed kitchen/dining room fitted with a range of modern units, integrated appliances and generous worktop space. There is ample room for a dining table, making this an ideal space for both everyday use and more informal entertaining. The adjoining utility room provides additional storage and space for white goods, as well as useful side access. A downstairs cloakroom completes the ground floor accommodation. Upstairs, the property continues to offer well-proportioned accommodation, with three bedrooms arranged off the landing. The principal bedroom benefits from its own en-suite shower room, providing a degree of privacy, while the remaining bedrooms are served by a modern family bathroom, finished in a clean and contemporary style.

### Outside

The rear garden enjoys a south-easterly aspect and has been thoughtfully landscaped with ease of maintenance in mind, making it particularly well suited to both young families and those looking for something more manageable. A paved patio area adjoins the property, providing an ideal space for outdoor seating and dining, with a further seating area positioned to the rear of the garden. The main garden is laid to artificial lawn, creating a usable and low maintenance space throughout the year, complemented by well-stocked borders, raised planters and a timber garden shed. The garden is fully enclosed, offering a good degree of privacy. To the front, there is off-road parking for multiple vehicles, along with an EV charging point.



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View online at [www.glproperty.co.uk](http://www.glproperty.co.uk)



## Situation

Billingshurst is a large village with a wide range of local shops, library, doctors' surgery, schools including Billingshurst Primary and The Weald Community school and 6th form, churches of various denominations and sporting facilities including football, tennis, cricket, a bowls club and Leisure Centre with swimming pool. There are numerous pubs in Billingshurst and the surrounding area, as well as restaurants. There are good connections to the main road network via the A29 and A24 north Horsham by-pass to the M23 and M25 and a mainline station with rail links to the South Coast or to London Victoria and London Bridge. The larger town of Horsham offers more extensive shopping and other amenities including leisure/swimming complex, Horsham Arts Centre, restaurants and cinemas.

## Sporting and Recreation

Billingshurst offers a wide range of sporting and leisure facilities and there is a choice of golf clubs in the local area. Horsham also has plenty of sports clubs including football, cricket, rugby, running, tennis and squash. There are plenty of opportunities for walking and cycling with the Heritage trails and Riverside walk. Entertainment abound in the town with a theatre, cinemas, laser quest and bowling to name but few.

## Services

All mains are connected. According to Ofcom for this address Ultrafast broadband is available. Highest download speed is 1800 Mbps.

## Council Tax

Council Tax Band E. Please contact Horsham District Council on (01403) 215100

## In The Know

Not all of our properties are available online. For further information on our 'In the Know' selection, please give us a call on 01903 742354.

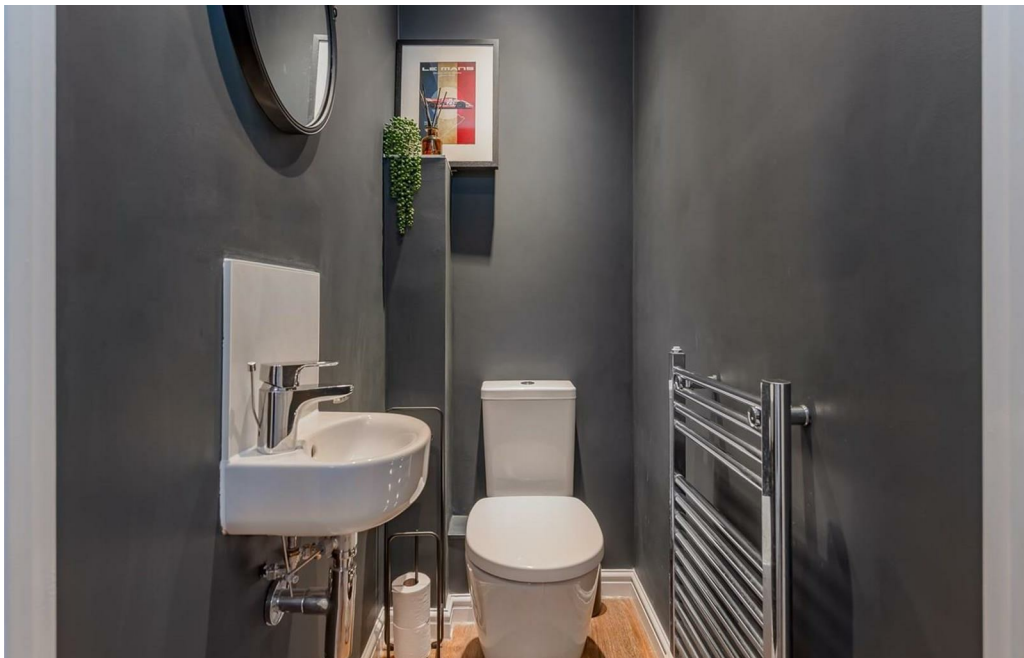
## Viewing

Viewing strictly by appointment through GL & Co. 01903 742354 or email: [enquiries@glproperty.co.uk](mailto:enquiries@glproperty.co.uk)

## Disclaimer

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, GL & Co. Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.





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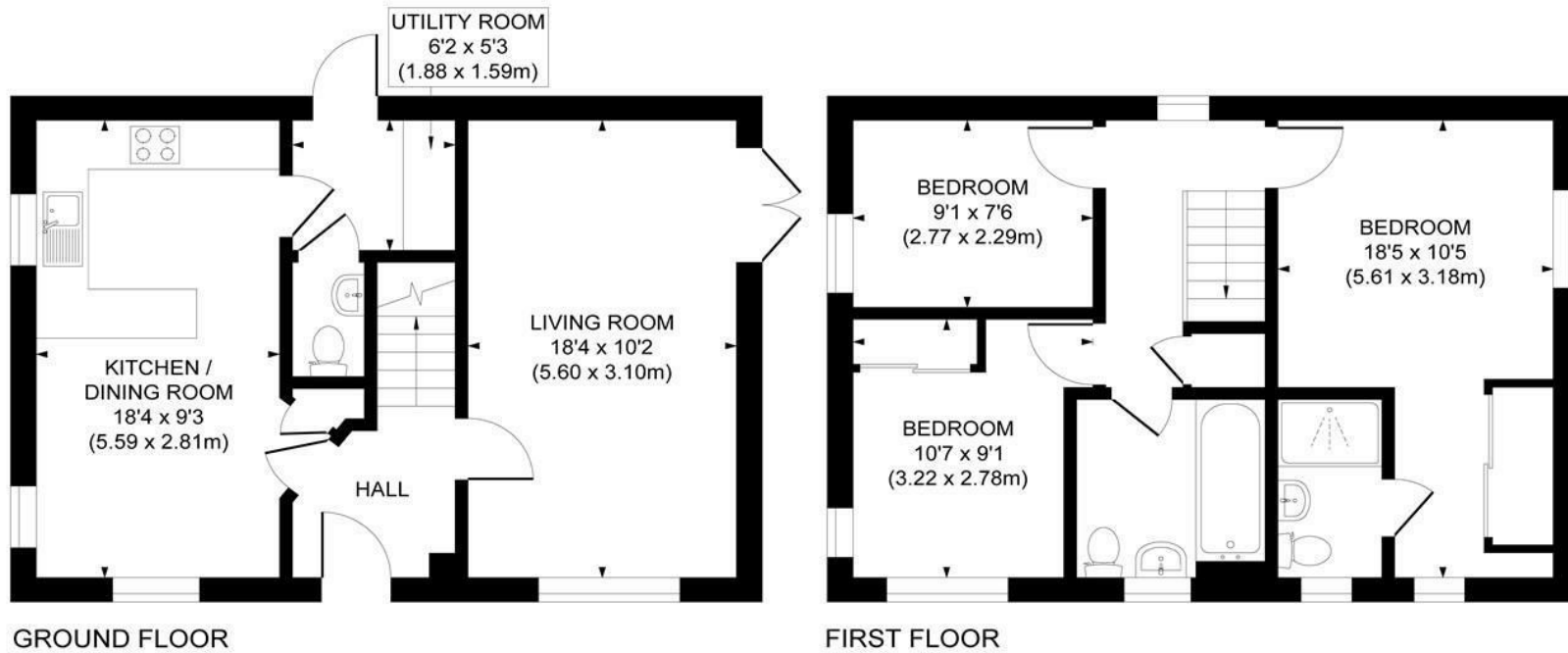


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Approximate Gross Internal Area  
968 sq. ft / 90.04 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements