



Price Range £375,000 - £395,000

Daux Avenue, Billingshurst

**kw** **MARTIN LUNDY**  
ESTATE AGENTS



## Daux Avenue, Billingshurst RH14 9TD

Chain free, this two double bedroom, semi detached bungalow is situated within a lovely residential area, only a few minutes walk from Billingshurst station. It offers mobility-friendly single storey living, with scope to go up into the loft, subject to the usual consents being attained.

Set back from the road, the property has a detached garage, accessed across a shared driveway, plus a long workshop behind, offering scope for a number of uses. The kitchen feels bright and airy, with access to the living room as well as to the conservatory, which overlooks the rear garden, a lovely space in which to relax with family and friends.

Both bedrooms are doubles and have built in cupboards and there's a good sized shower room with a white suite. The rear garden offers a good degree of seclusion, with a patio seating area and a level lawn. The lawned front garden features mature shrub borders which are full of colour.



The bustling village High Street is about a mile away, providing an excellent choice of shops, pubs, cafes and restaurants, plus doctors, dentists and a well stocked library. Tesco, Sainsburys and Lidl stores will all be found in the village and the mainline railway station offers direct routes to London and Gatwick.



## Daux Avenue, Billingshurst, RH14

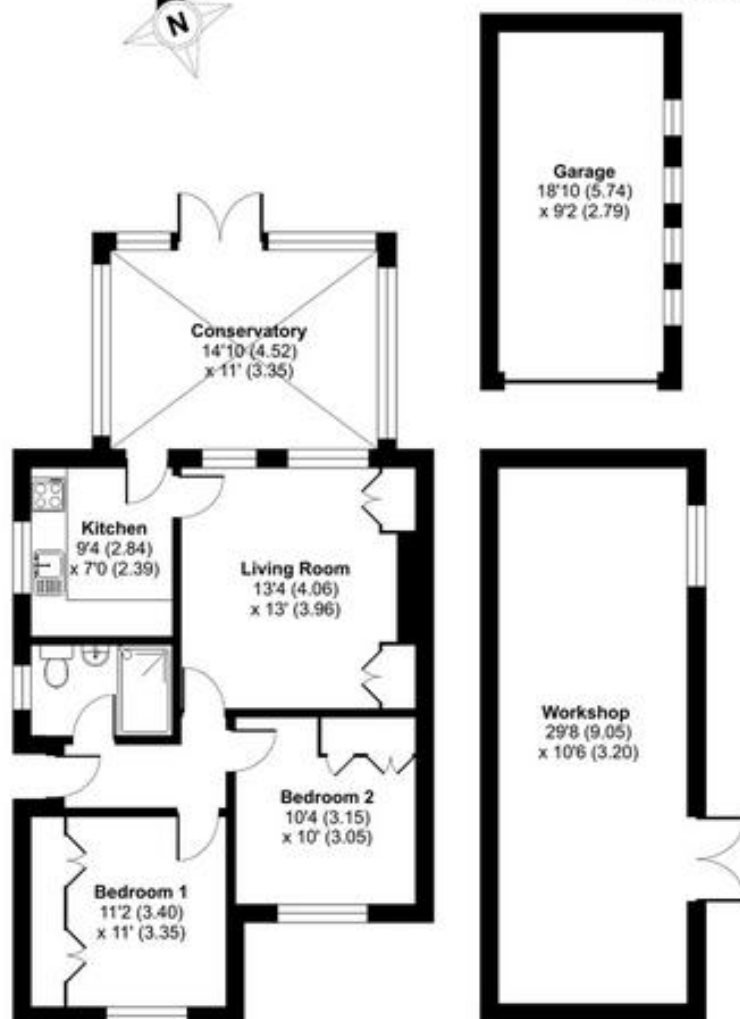
Approximate Area = 746 sq ft / 69.3 sq m

Garage = 172 sq ft / 16 sq m

Outbuilding = 311 sq ft / 28.8 sq m

Total = 1229 sq ft / 114.1 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©inchroom 2026. Produced for Lundy-Lester Ltd. REF: 1456958



## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 70 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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