Price Range £360,000 - £380,000

East Street, Billingshurst

MARTIN LUNDY
ESTATE AGENTS

East Street, Billingshurst, RH14 9PX

Ideally located for the village centre, this three bedroom family home sits behind a lawned front garden, with layby parking in front. The dual aspect, open plan living / dining room feels bright and airy and there's a useful lean to / utility room leading off the kitchen. Upstairs, two of the bedrooms are doubles and all three have built in cupboards. The separate loo sits alongside the family bathroom and there's scope for the next owner to add value and their own stamp of personality through a little remodelling.

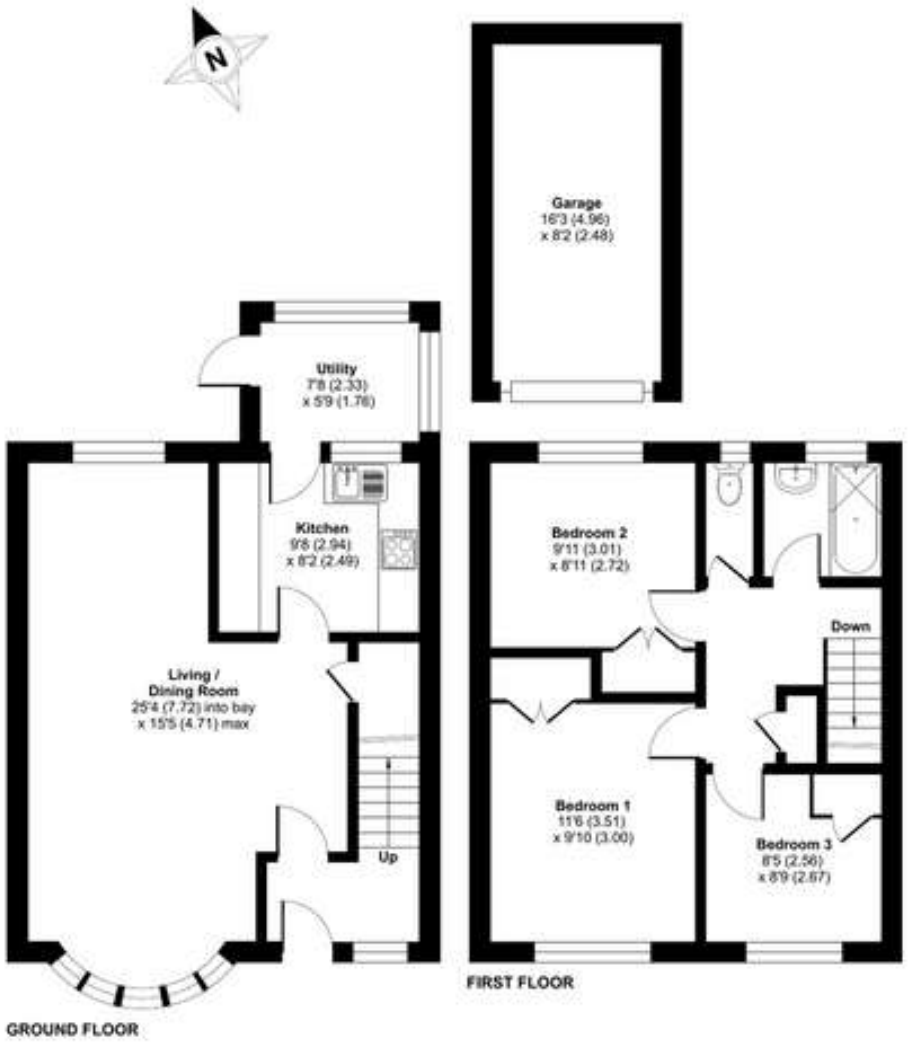
The low maintenance rear garden is a lovely place to relax with family and friends, with steps down to a parking area and single garage, accessed from Rosehill / Caffyns Rise.

The High Street is just down the road from the property, offering an excellent selection of shops, bars, cafes, takeaways and restaurants. There are Sainsburys and Lidl supermarkets in the village, plus a Tesco Express, doctors, dentists and a library. Commuters will appreciate that direct routes to London and Gatwick are available from the mainline station, a little over half a mile away. Billingshurst Primary Academy and The Weald Secondary School and Sixth Form are a ten minute stroll.

LOVE

East Street, Billingshurst, RH14

Approximate Area = 934 sq ft / 86.7 sq m
Garage = 132 sq ft / 12.2 sq m
Total = 1066 sq ft / 98.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026
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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.

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.