



11, Luggs Close | Billingshurst | West Sussex | RH14 9QF.





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£480,000 FREEHOLD.

An immaculate and very spacious house forming part of a modern, select development of only 12 individual houses with a covenant placed on them that only allows **those aged 50 years and over to own them**. The property is within easy reach of the village centre and local amenities including doctors, library, churches and railway station. The spacious hall gives access to a large double aspect lounge with fireplace and a wonderful kitchen/dining room with a refitted kitchen incorporating many integrated appliances. On the first floor the landing leads to three double bedrooms with quality sanitaryware to the bathroom and ensuite as well as the ground floor shower room/WC. To the outside there is a drive to the side of the house for parking and further visitors parking. The wonderful garden has a sunny aspect and an excellent degree of seclusion and is beautifully landscaped. The service charge is very reasonable, and this small development is extremely well maintained making for a quality home with excellent access to the many facilities the village has to offer.



Hall

Tiled floor, staircase to first floor with ornate wood balustrade, understairs storage cupboard, radiator, coved ceiling.

Cloakroom/Shower Room

Fully tiled shower cubicle with fitted shower, w.c. wash hand basin with mixer tap, part tiled walls, tiled floor, radiator, shaver point.

Lounge (Approached by hall with double opening doors)

Double aspect, centrepiece fire surround with raised marble hearth and inset gas fire, radiator, double glazed Georgian style windows, coved ceiling.



Kitchen/Dining Room

This magnificent room runs the full width of the house and has a refitted kitchen with many integrated appliances and a large area for dining with double opening doors leading to the patio and garden. The kitchen comprises work surface with inset stainless steel sink unit with mixer tap and base cupboards under, integrated dishwasher, integrated washer/drier with wine cooler to side, further work surface with inset 5 ring gas hob with stainless steel splash back and matching extractor hood over, further base cupboards and drawers, cooker unit housing two ovens with storage above and below, two tall larder units, integrated fridge/freezer, concealed gas fired boiler, radiator, recessed spot lights, coved ceilings, double glazed Georgian style window.

Landing

Access to boarded roof space with power and light via pull down loft ladder, radiator.

Main Bedroom

Radiator, triple glazed Georgian style window, fitted double wardrobe, coved ceiling, door to:

En-suite Shower

Tiled shower cubicle with mixer shower, vanity unit with inset wash hand basin with mixer tap, mirror over and light above, storage cupboards, concealed cistern w.c., tiled floor, tiled walls, chrome heated towel rail, skylight window, recessed spot lights.

Bedroom Two

Fitted double wardrobe, radiator, double glazed Georgian style window, coved ceiling.

Bedroom Three

Fitted double wardrobe, radiator, double glazed Georgian style window, coved ceiling.

Bathroom

Shaped and panelled bath with twin hand grips, mixer tap with hand held shower attachment and fitted shower screen, vanity unit with inset wash hand basin having mixer tap and light over, storage cupboards, concealed cistern w.c., tiled floor, tiled walls, chrome heated towel rail, double glazed Georgian style window, airing cupboard housing pressurised hot water tank.

Outside

To the front of the property is a brick paved drive providing off the road parking and there is further residents parking close by.

Front Garden

Path leading to the front door with a flower planter to one side with well stocked flowers and shrubs, gate giving side access which leads to the:

Side and Rear Garden

A wonderful garden wraps around two sides of the property and enjoys a sunny aspect, there are two patios, one covered with a wooden arbour with climbing white wisteria which makes an ideal place to rest away from the height of the sun. The patios have matching stone slabs, and this is complimented by the matching path that connects the two. There is a flower bed by the house with an array of roses and a further raised flower bed with plenty of quality planting., timber shed and gate leading to the front.

EPC RATING= C.
COUNCIL TAX= E.
APPROX ANNUAL ESTATE
CHARGE= £430.00

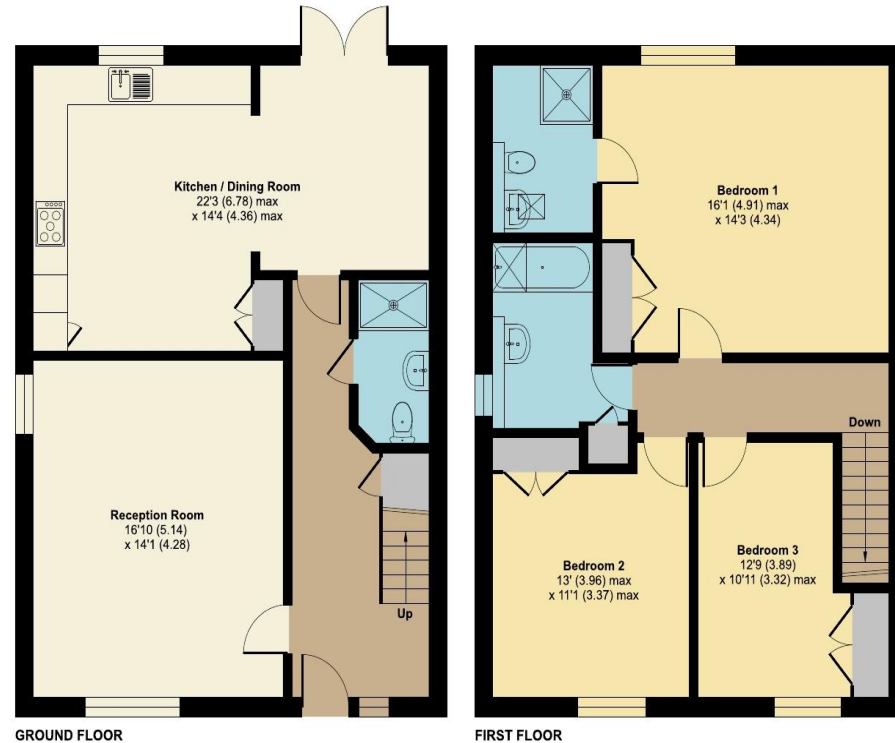




Luggs Close, Billingshurst, RH14

Approximate Area = 1408 sq ft / 130.8 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Fowlers Estate Agents. REF: 1424367



"We'll make you feel at home..."



Managing Director:
Marcel Hoed

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