



Price Range £500,000 - £525,000

Field End, Billingshurst

kw **MARTIN LUNDY**
ESTATE AGENTS

Field End, Billingshurst RH14 9XE

Offering 1275sq ft of internal space, this three bedroom link-detached house offers flexible, family-friendly living within easy reach of all local amenities. Commuters will love that Billingshurst station, with direct routes to London and Gatwick is only half a mile away. The preschool, Billingshurst Primary Academy and The Weald Secondary School and Sixth Form are only a little further up the road. There's a really good selection of shops, bars, takeaways and restaurants in the village, plus supermarkets, doctors and dentists.

Tucked away at the end of a cul-de-sac, the property overlooks woods to the side and has a west facing rear garden, perfect for enjoying the evening sun from the decked and patio seating areas, whilst the children play on the lawn. The living / dining room is a wonderful, sociable space and opens onto the breakfast kitchen, with integrated appliances. The garage has been converted into a lovely snug which overlooks the rear garden - it's currently used as a second sitting room but would also make a great playroom, study or fourth bedroom. Part of the garage has been retained as a store room, with useful loft space above. All the bedrooms will take a double, the main bedroom also featuring an ensuite. The family bathroom feels fresh and modern. Owned solar panels generate a useful additional income and electricity, making this a really economical home to run.





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Approximate Area = 1275 sq ft / 118.4 sq m
For identification only - Not to scale



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	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.