



14, Newman Way | Billingshurst | West Sussex | RH14 9ZP

 **FOWLERS**
ESTATE AGENTS



14, Newman Way

Billingshurst | West Sussex | RH14 9ZP

£460,000
GUIDE PRICE

A beautifully presented three-bedroom semi-detached home enjoying an enviable position with uninterrupted views across open green space and countryside walks directly from the doorstep. Designed for modern living, the property features a spacious lounge/dining room with bi-fold doors opening onto a beautifully landscaped rear garden, creating the perfect space for relaxing and entertaining. The contemporary kitchen includes integrated Smeg appliances, while upstairs offers three well-proportioned bedrooms, including a principal bedroom with stylish ensuite, plus a modern family bathroom. Outside, the attractive garden features mature planting, a tranquil pond and seating area, together with driveway parking, an attached garage and approximately four years remaining on the NHBC warranty. Ideally located within a popular village close to amenities, schools and transport links.



This beautifully presented and spacious three-bedroom semi-detached home occupies a desirable position enjoying an exceptional open aspect to the front with uninterrupted views across green open space, providing direct access to delightful countryside walks right from your doorstep.

Built for modern family living, the property offers well-planned accommodation throughout. A welcoming entrance hallway leads into a bright and generously proportioned lounge/dining room, where impressive bi-fold doors flood the space with natural light and create a seamless connection to the beautifully landscaped rear garden, making it ideal for both everyday living and entertaining.



The contemporary kitchen is fitted with a range of stylish units, generous worktop space and integrated Smeg appliances, while a modern cloakroom completes the ground floor.

Upstairs, the property offers three well-proportioned bedrooms, including a lovely principal bedroom with a contemporary ensuite shower room. A modern family bathroom serves the remaining bedrooms, providing comfortable accommodation.



The rear garden is a particular highlight, having been thoughtfully landscaped to create a peaceful outdoor retreat. Mature trees, established shrubs and well-stocked planting provide colour, privacy and interest throughout the seasons, while a tranquil shingle seating area surrounding an attractive pond offers the perfect place to relax and unwind. A useful rear access door leads directly into the garage, adding further practicality.

Externally, the property benefits from a driveway providing off-road parking together with an attached garage offering excellent storage or workshop potential. The home also benefits from approximately four years remaining on the NHBC warranty, offering valuable peace of mind.

Situated within this popular village, the property is ideally positioned for local amenities, well-regarded schools and excellent transport links, whilst enjoying the rare advantage of open green space directly opposite, making this an outstanding home for families, first-time buyers and anyone seeking modern village living with countryside walks literally on the doorstep.

EPC RATING=B
COUNCIL TAX BAND=E
ANNUAL SERVICE
CHARGE APPROX £450



GROUND FLOOR

Living / Dining Room
5999mm x 4854mm (19'8" x 15'11")

Kitchen
3409mm x 2525mm (11'2" x 8'3")

FIRST FLOOR

Bedroom 1
3973mm x 3334mm (13" x 10'11")

Bedroom 2
4092mm x 2545mm (13'5" x 8'4")

Bedroom 3
2962mm x 2187mm (9'9" x 7'2")



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



Managing Director:
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