



1, Challen Street | Billingshurst | West Sussex | RH14 9FR

 **FOWLERS**
ESTATE AGENTS



1, Challen Street

Billingshurst | West Sussex | RH14 9FR

£625,000

A beautifully presented five bedroom family house situated at the entrance of Challen Street, which gives a wonderful open outlook with green space directly in front. There are quality fitted wardrobes to three bedrooms plus the main bedroom has an en-suite shower, and there is a family bathroom. The ground floor has a generous hall which gives access to living room, large study and a magnificent kitchen/dining room running the full width of the property. This room has plenty of space for a large dining table with double doors leading to the garden and an extensively fitted kitchen with many integrated appliances. The ground floor is complemented by a cloakroom and utility room. To the outside, a drive is found directly to the side of the house that gives parking for at least two vehicles, and this leads to the detached brick built garage. The garden has a sunny south facing aspect and a good degree of seclusion and has a large, shaped patio, area of lawn and is enclosed by a combination of brick garden wall, and the rear boundary has a mature Laurel hedge.

Entrance

Outside courtesy/security light, electric doorbell, front door with double glazed insert, leading to:

Hall

Wood effect vinyl floor covering, radiator, smoke detector, carpeted staircase to first floor.

Cloakroom

WC, wash hand basin with mixer tap, chrome heated towel rail, vinyl floor, electric ventilation extractor, ceiling down lighting.

Living Room

Aspect to the front with outlook over neighbouring open space, two radiators, double glazed window with fitted venetian blind, fitted carpets, landline telephone point, main Wifia dn ONFL TV sockets.

Large Study/Dining Room/6th Bedroom

Aspect to front with outlook over open space, double glazed window with fitted venetian blind, radiator, fitted carpet.

Kitchen/Dining/Family Room

A magnificent room running the full width of the property with double glazed double opening doors leading to the patio and garden (the doors have an electronic chip cat flap fitted, this can be changed back to a glass unit if required). Outside Courtesy/security light, numerous electric sockets. Two further double glazed windows with fitted venetian blinds. There is a large dining area with vinyl floor and two radiators, and the kitchen is extensively fitted and comprises: worksurface with inset one and a half bowl single drainer sink unit with mixer tap having base cupboards and drawers beneath, integrated dishwasher, further matching worksurface with inset four ring gas hob and integrated oven under, further base cupboards and drawers, fitted fridge/freezer, peninsula worksurface with base cupboards and drawer beneath, eye-level cupboards, extractor hood over hob, vinyl floor, ceiling down lighting in the kitchen area, fitted smoke detector.

Utility Room

Full length worksurface with base cupboards and drawers beneath, integrated washer dryer, space for further domestic appliance, concealed gas fired boiler, vinyl floor, radiator, part double glazed door leading to driveway with outside courtesy/security light, fitted carbon monoxide alarm.

Landing

Fitted carpets, smoke detector. Access to roof space having electric light, recessed linen cupboard.

Main Bedroom

Outlook to the front over open space, double glazed window with venetian blind, radiator, fitted double wardrobe with sliding doors, one having a mirror front, secondary landline telephone point ONFL TV point, fitted carpet, door to:

En-suite Shower

Tiled shower cubicle with mixer shower, pedestal wash hand basin with mixer tap, w.c., double glazed window with fitted venetian blind, chrome heated towel rail, ceiling down lights, electric fan ventilation.

Bedroom Two

Aspect to front with outlook over open space, double glazed window with venetian blind, radiator, fitted double wardrobe with mirror fronted sliding doors, fitted carpet.

Bedroom Three

Aspect to the rear, double glazed window with venetian blind, radiator, fitted carpet.

Bedroom Four

Double glazed window with venetian blind, radiator, fitted wardrobe with mirror fronted sliding doors, fitted carpet.

Bedroom Five

Aspect to the rear, double glazed window with venetian blind, radiator, fitted carpet.

Family Bathroom

White suite comprising: panelled bath with mixer tap, electric mixer shower over bath with fitted glazed shower screen, pedestal wash hand basin with mixer tap, w.c, vinyl

floor, chrome heated towel rail, double glazed window with venetian blind, electric ventilation fan, ceiling down lights.

Drive and Parking

Situated directly to the side of the property is a drive providing parking for at least two vehicles and this leads to:

Detached Garage

Brick construction with a pitched and tiled roof, up and over door and power and light, outside security light over garage door.

Front Garden

Mature shrubs and Rose bushes on both sides of short, paved entrance path to front door.

Rear Garden

A well secluded and southerly facing garden. Adjacent the property is a wide path; this opens at one end to a large patio with shaped edging and integrated sun umbrella stand. The remainder of the garden consists of a good sized area of lawn with shaped edges and mature shrubs and a tree as well as a number of general garden plants. The rear boundary is marked by a shingle planting area running the full width with a Laurel hedge to the rear providing an excellent degree of seclusion. Situated at the rear of the garage is a garden shed. There are outside power sockets, water tap and light. To one side of the property is a gate that leads to a secure side passage which makes an ideal place for refuse bin storage. There is a fitted battery-operated courtesy/security light to the gate.

EPC RATING= B.
COUNCIL TAX= Band F.
ESTATE CHARGE= Approx
£498.00 this year.





Challen Street, Billingshurst, RH14

Approximate Area = 1394 sq ft / 129.5 sq m

Garage = 291 sq ft / 27 sq m

Total = 1685 sq ft / 156.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2026. Produced for Fowlers Estate Agents. REF: 1452698



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Managing Director:
Marcel Hoad



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