



64 Arun Road
Billingshurst, West Sussex, RH14 9NB
Guide Price £600,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

(01403) 252222 option 1 sales@courtneygreen.co.uk

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A three double bedroom detached bungalow located on a quiet residential road near the centre of Billingshurst village. Occupying a generous corner plot the property was designed and built by the previous owner, and is now available for the first time since it was built. The generous accommodation comprises an entrance hall, a dual aspect sitting room, a dining room, a fitted kitchen, a utility room, three double bedrooms, a recently fitted bath/shower room, and a single garage. Outside, the bungalow sits centrally in the plot, allowing for wrap around gardens to each side which include well stocked borders, neatly kept lawns, paved seating areas, raised sleeper planters and much more. Immediately to the front of the property is an additional portion of land which could be utilized for further parking or garden space. Offered to the market with no onward chain.

LOCATION: The thriving village of Billingshurst has a comprehensive range of amenities and shopping facilities including a large Sainsbury's supermarket, post office, two bakers, a butcher's shop, café's and other independent retailers along with a good public library, churches of many faiths, and some lovely pubs and restaurants, plus takeaways. There is also a leisure centre with indoor swimming pool and gym. A recent addition is the "Made for Business" commercial park with retailers such as Screwfix, Toolstation, Lidl, Costa drive through and Morrison/Greggs Petrol forecourt shop. For commuters there is a main line railway station (London Victoria approximately 65 minutes) and there are excellent road links to via the A29 and A272 to the motorway network and beyond. Horsham is about seven miles distant and Gatwick Airport is about 21 miles.

The accommodation comprises:

Covered Entrance Porch

A covered entrance porch with quarry tile flooring and external light, leading to a front door with side glazed panel opening into the entrance hall.

Entrance Hall

A spacious entrance hall providing access to all rooms, featuring a radiator, airing cupboard with towel radiator, and loft hatch giving access to the loft space, where the gas-fired combination boiler is located.

Sitting Room

A wonderfully bright and generously sized sitting room with rear aspect window overlooking the garden and a door opening onto a decked seating area. The room is fitted with a radiator and a wood-burning stove set on a granite hearth with an oak shelf above.

Kitchen

The kitchen features a range of eye and base level cabinets and drawers with stainless steel sink and drainer, integrated dishwasher, space for a cooker with concealed extractor, front-aspect window, radiator, and door leading to the utility area. The utility area provides rear garden access.

Dining Room

A bright dining room with a large window, radiator, and oak flooring.

Bedroom 1

A large dual-aspect principal bedroom with front and side windows, two double-width fitted wardrobes, and a radiator.

Bedroom 2

A spacious double bedroom with a front-aspect window, double-width fitted wardrobe, and radiator.

Bedroom 3

A further double bedroom with two double-width fitted wardrobes, rear-aspect window, and radiator.

Bathroom

A modern bath and shower suite comprising an enclosed panel bath with mixer taps and handheld shower attachment, a separate oversized walk-in shower enclosure with thermostatic control and wall-mounted shower attachment, a pedestal wash hand basin with taps. The room also includes a chrome heated towel radiator, mirrored bathroom cabinet, obscured rear-aspect window, floor-to-ceiling wall tiling, tiled floor, downlighting, and extractor fan.

Garage

With side access door, up-and-over door to the front, side aspect window, power, lighting, and gas metre.

Outside

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