



Price Range £450,000 - £475,000

Morris Drive, Billingshurst

kw **MARTIN LUNDY**
ESTATE AGENTS



Morris Drive, Billingshurst, RH14 9ST

This warm and welcoming family home sits on the very desirable Penfold Grange development, only a few minutes walk from the primary and secondary schools. Billingshurst's bustling High Street, just a little further down the road offers a wide range of shops, pubs, cafes, takeaways and restaurants, plus doctors, dentists and all local amenities. The mainline station is only about half a mile away, perfect for commuters, offering direct routes to London and Gatwick.

This well-presented and thoughtfully extended three-bedroom end of terrace family home is ideally suited to modern family living. The property provides great accommodation throughout, with the extension creating an excellent sense of space, making this a wonderful long-term family home that features an impressive kitchen, with a range of fitted units and high-quality integrated Neff appliances. The additional living space offers plenty of room for relaxing and entertaining. Two of the bedrooms benefit from fitted storage.



There's a pretty front garden with patio area and the rear garden is very secluded, well maintained and perfect for a family to enjoy. The garage offers useful storage with parking for two cars in front of it.



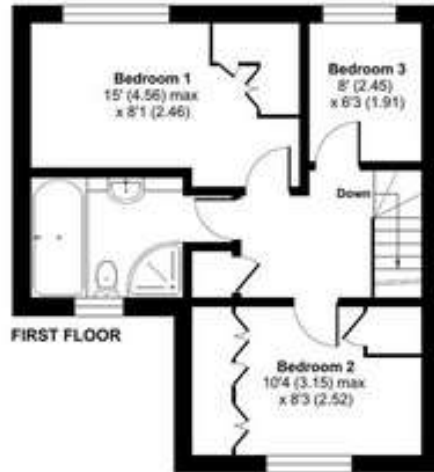
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Approximate Area = 1081 sq ft / 100.4 sq m

Garage = 178 sq ft / 16.5 sq m

Total = 1259 sq ft / 116.9 sq m

For identification only - Not to scale

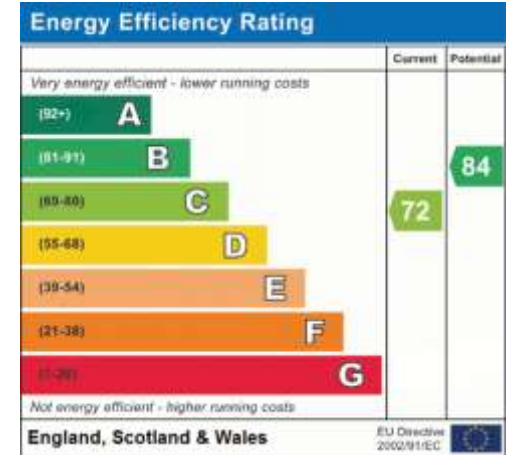


Floor plan produced in accordance with NICE Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential, 2nd Edition 2020. Produced for Lundy-Lester Ltd. REF: 1525529



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.



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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.