

1 Lodge Cottages Stane Street, Five Oaks

Guide Price **£250,000**

Henry Adams
estate agents

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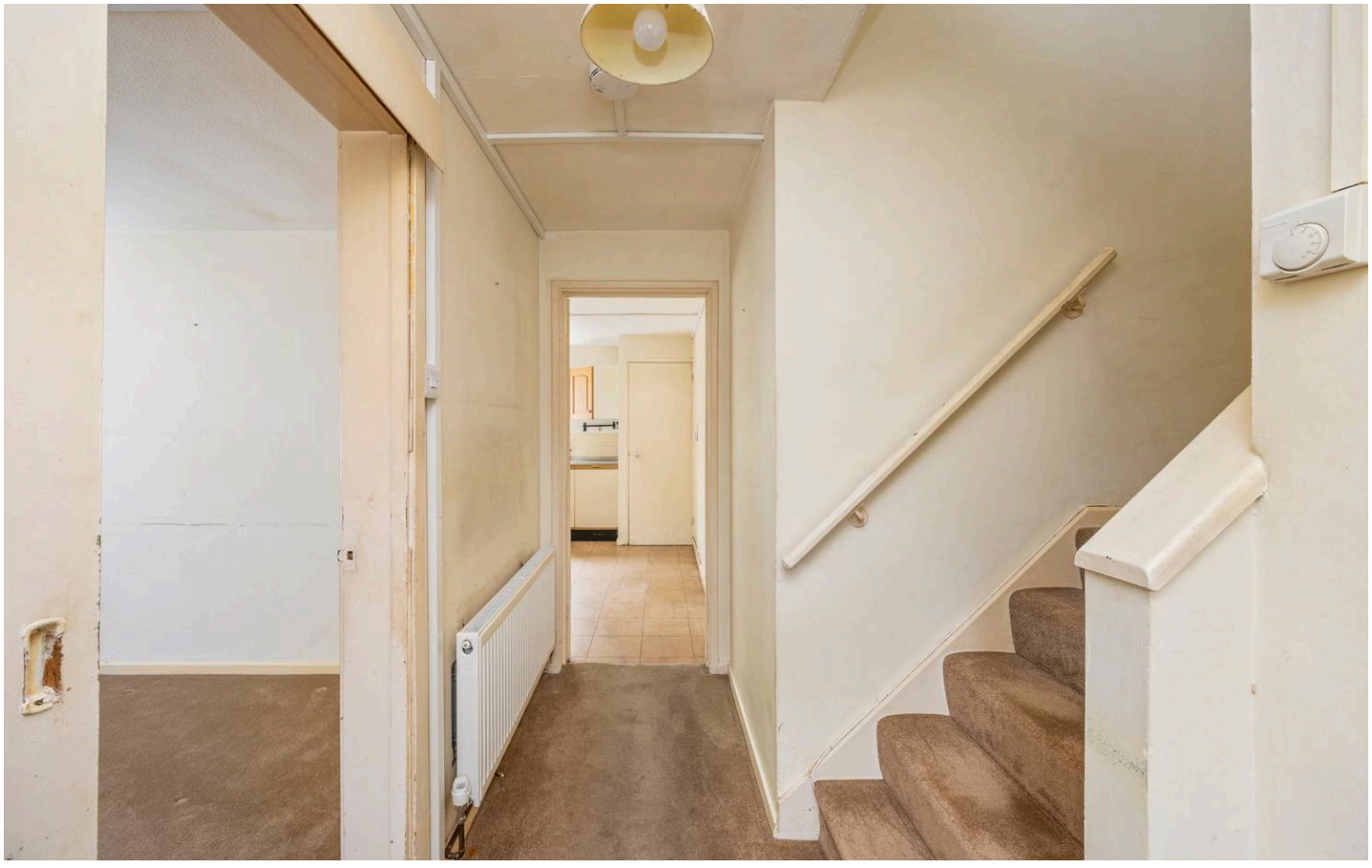
Five Oaks, Billingshurst

Offered for sale with vacant possession and no onward chain, allowing for a straightforward purchase.

This three-bedroom semi-detached house is situated in the sought-after Billingshurst/Five Oaks area, approximately six miles southwest of Horsham town centre. Built in the 1950s/1960s, the property offers spacious and versatile accommodation, presenting an excellent opportunity for buyers looking to renovate, modernise and create a home to their own taste and specification.

The ground floor comprises a spacious living room positioned to the front of the property, a ground floor WC and a kitchen situated to the rear, offering potential to create an attractive kitchen/breakfast room. Beyond the kitchen is a useful utility room, with access to the rear garden via a lean-to, which also provides access to additional storage space. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

The property requires renovation and modernisation throughout, making it an ideal purchase for investors, developers or owner-occupiers seeking a project with excellent potential. There is also scope to extend, subject to obtaining the necessary planning permission and local authority approvals.











GROUND FLOOR

FIRST FLOOR

GARAGE

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Lodge Cottages

Approximate Internal Area = 1053.57 sq ft / 97.88 sq m
Garage = 121.20 sq ft / 11.26 sq m
Total = 1174.77 sq ft / 109.14 sq m
For identification only - not to scale









Externally, the property benefits from a good-sized rear garden offering considerable potential for landscaping and outdoor entertaining. There is also a detached garage and additional storage. To the front, a generous front garden offers potential to create off-street parking, subject to any necessary permissions and approvals.

The property is conveniently positioned for local amenities, schools, transport links and the surrounding countryside. Offering significant scope for improvement and enhancement, this represents an exciting opportunity to acquire a property in a desirable village location.

RH14 is in the Billingshurst/Five Oaks area, about 6–7 miles southwest of Horsham town centre.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E









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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.