



Guide Price
£350,000

Freehold

2x  2x  1x 

**Great Grooms,
Parbrook, Billingshurst,
West Sussex, RH14**

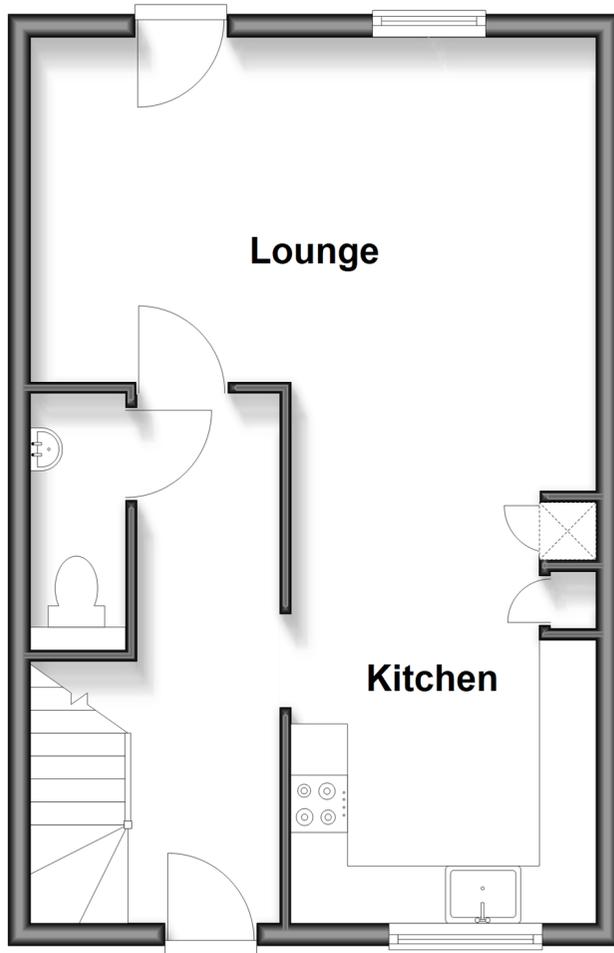
OVER 60?

Secure this property
for up to **59% less!**

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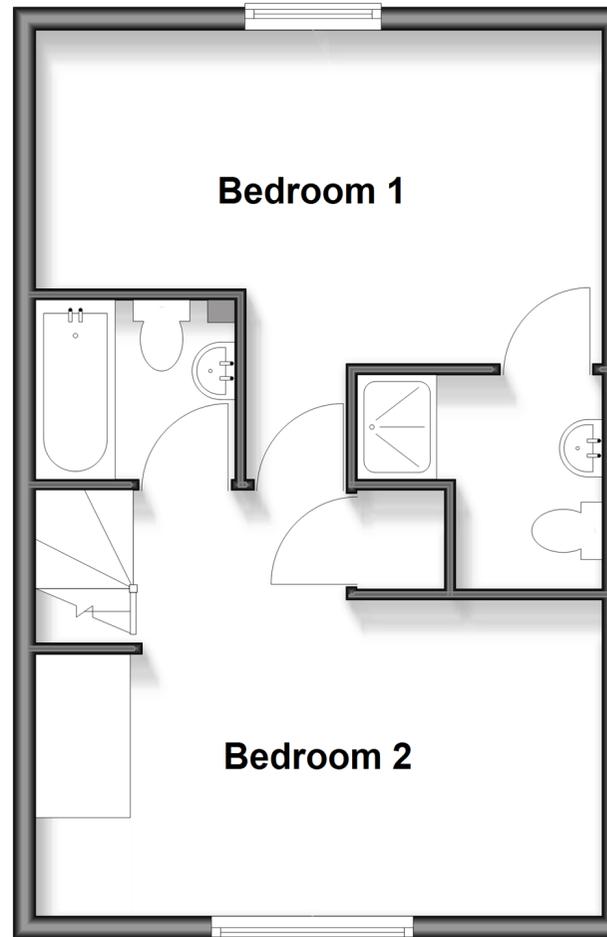
Ground Floor

Approx. 38.7 sq. metres (416.2 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.2 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Lounge: 16'5 maximum x 12'10 maximum
(5.01m x 3.91m)

Kitchen: 12'4 x 8'10 (3.76m x 2.69m)

FIRST FLOOR

Landing

Bathroom

Bedroom 1: 16'5 x 9'7 maximum (5.01m x 2.92m)

En-Suite Shower Room

Bedroom 2: 16'5 x 9'4 (5.01m x 2.85m)

OUTSIDE

Allocated Parking

Rear Garden



Main features

- Originally an old antique centre barn and beautifully converted in 2006
- Renovated by the current owners, this property now offers a lovely and spacious open plan feel
- A very modern and stylish brand new kitchen
- There is a short cut from the property to the mainline train station via the nearby footpath
- Easy access to the village with its array of shops, restaurants and other day-to-day amenities



Nearest Schools

Primary School: Billingshurst Junior School 0.3 miles

Secondary School: The Weald School 0.2 miles



Transport Information

Train Stations:
Billingshurst 0.3 miles
Pulborough 4.6 miles



Address

Great Grooms, Parbrook, Billingshurst, West Sussex, RH14



Directions

For directions to this property please contact us.



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Call Pulborough Branch 01798 875151 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



EPC RATING



21406257/20260306/GB/KF