



Price Range £375,000 - £400,000

Daux Avenue, Billingshurst

kw **MARTIN LUNDY**
ESTATE AGENTS

Daux Avenue, Billingshurst RH14 9TD

Chain free, this two double bedroom, semi detached bungalow is situated within a lovely residential area, only a few minutes walk from Billingshurst station. It offers mobility-friendly single storey living, with scope to go up into the loft, subject to the usual consents being attained.

Set back from the road, the property has a detached garage, accessed across a shared driveway, plus a long workshop behind, offering scope for a number of uses. The kitchen feels bright and airy, with access to the living room as well as to the conservatory, which overlooks the rear garden, a lovely space in which to relax with family and friends.

Both bedrooms are doubles and have built in cupboards and there's a good sized shower room with a white suite. The rear garden offers a good degree of seclusion, with a patio seating area and a level lawn. The lawned front garden features mature shrub borders which are full of colour.

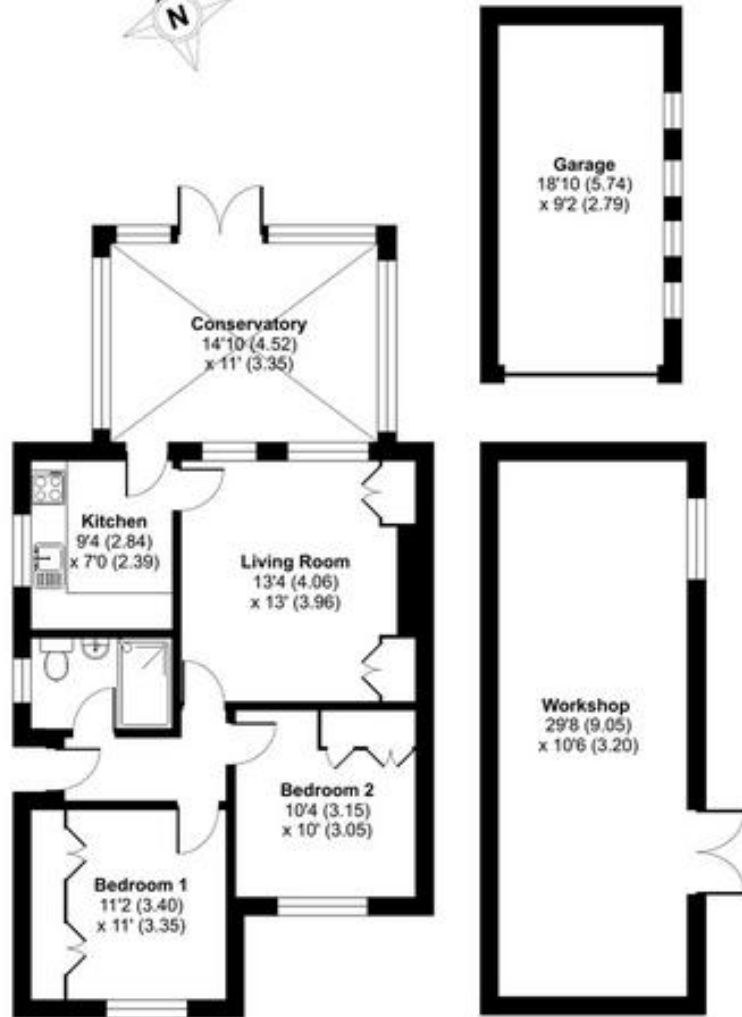
The bustling village High Street is about a mile away, providing an excellent choice of shops, pubs, cafes and restaurants, plus doctors, dentists and a well stocked library. Tesco, Sainsburys and Lidl stores will all be found in the village and the mainline railway station offers direct routes to London and Gatwick.





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Approximate Area = 746 sq ft / 69.3 sq m
 Garage = 172 sq ft / 16 sq m
 Outbuilding = 311 sq ft / 28.8 sq m
 Total = 1229 sq ft / 114.1 sq m
 For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©iStockroom 2526. Produced for Lundy-Lester Ltd. REF: 1456958



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.