



17 Rhodes Way
 Billingshurst, West Sussex RH14 9ZL
 Guide Price £465,000 Freehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

17 Rhodes Way, Billingshurst, West Sussex RH14 9ZL

A fabulous three double bedroom detached family home, located in the popular village of Billingshurst and presented in immaculate order throughout. The home was built by Charles Church in 2019 and is positioned in a quiet cul-de-sac, just a few moments walk from the development's children play area, basketball court, table tennis tables, and expansive open areas with endless idyllic public footpaths to explore, and also within walking distance of the village amenities. The house itself is so well suited to modern family life, with a cosy sitting room, a very well appointed and open plan kitchen/dining room, a separate utility room, and a cloakroom making up the ground floor. On the first floor there are three double bedrooms, the principal bedroom having an ensuite shower room, and a further family bathroom. Outside, there is a driveway providing off road parking for at least two cars, an attractive planted frontage, and a secluded walled garden to the rear which has some wonderful specimen trees, and a timber summer house.

LOCATION:

The thriving village 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.

Entrance Hall

With stairs rising to the first floor landing, radiator, side aspect window, Amtico flooring, under stairs cupboard housing electricity fuse board and media points.

Sitting Room

With front aspect window, fitted plantation shutters, radiator, and media point.

Cloakroom

Comprising a low-level WC with dual flush, wall mounted wash hand basin, radiator, downlighting, extractor fan, continuation of Amtico flooring.

Kitchen

The kitchen comprises a range of eye and base level cabinets and drawers with complementing worktops, integrated electric oven with four burner hob and hidden extractor over, stainless steel one and a half bowl sink and drainer with mixer taps, integrated fridge freezer, integrated dishwasher. Open to the kitchen, the dining space has space for a large dining table, and has French doors opening to the garden, a side aspect window, and radiator.

Utility

With a continuation of base level cabinets, integrated washing machine, space for tumble dryer, cupboard housing gas fired boiler, Amtico flooring, side door, extractor fan, radiator.

From the entrance hall, stairs rise to the first floor landing where there is a side aspect window, loft hatch accessing the loft space, and large store cupboard.

Bedroom 1

A large principal bedroom suite with front aspect window, fitted plantation shutters, radiator, and door to ensuite shower room.

Ensuite Shower Room

A luxury shower suite comprising a walk-in shower with Mira shower mixer and wall mounted attachment, low-level WC with dual flush, pedestal wash hand basin, heated towel radiator, front aspect obscured window, downlighting, extractor fan, and Amtico flooring.

Bedroom 2

A further large double bedroom with rear aspect window overlooking the garden, and radiator.

Bedroom 3

A third double bedroom with rear aspect window overlooking the garden, and radiator.

Bathroom

A luxury bathroom suite comprising an enclosed panel bath with bath mixer and electric shower over, Low-level WC with dual flush, pedestal wash hand basin, side aspect obscured window, heated towel radiator, Amtico flooring, downlighting, and extractor fan.

OUTSIDE

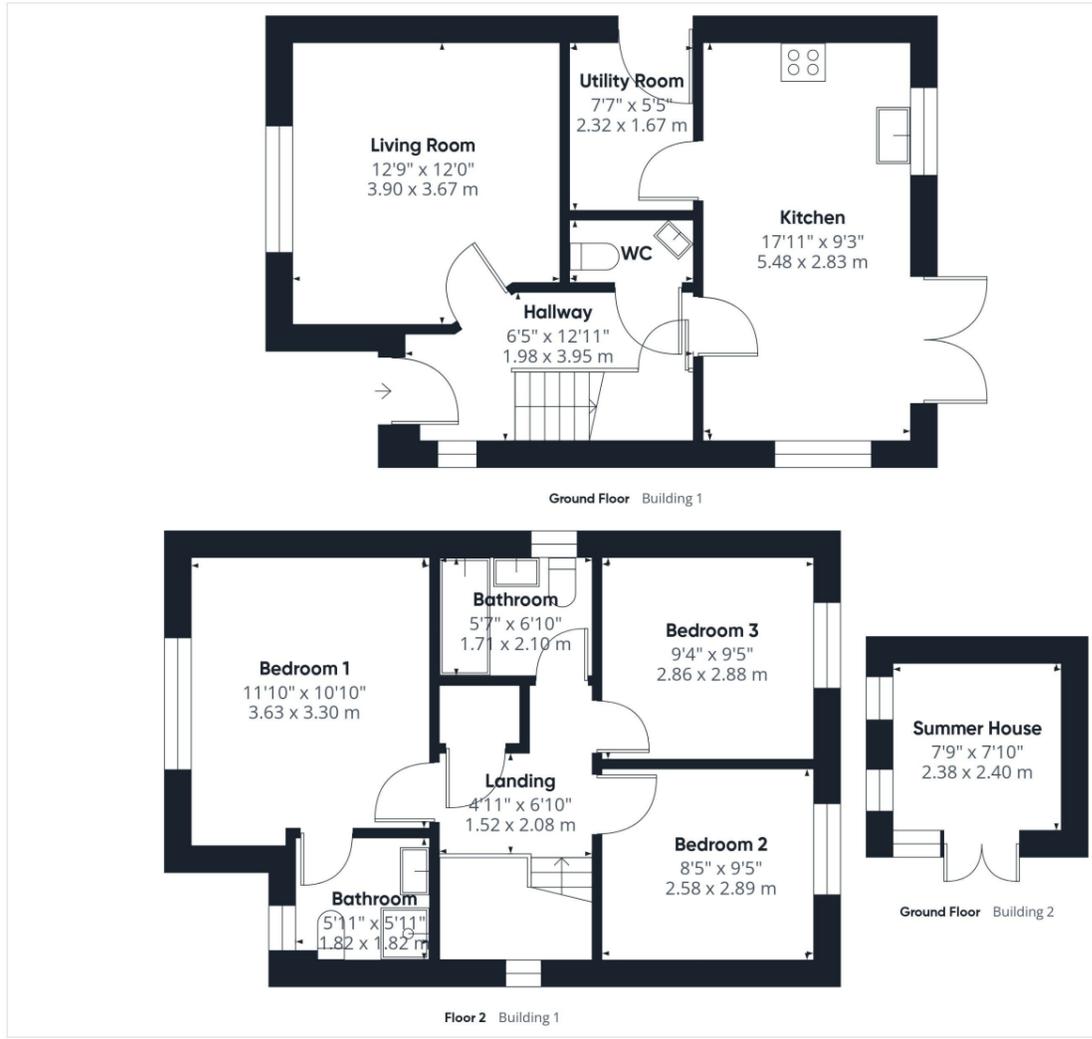
The rear garden is a delight. Partly walled and enjoying a good degree of privacy, there is a paved patio joining the rear of the property providing a seating area, a large area of lawn, a timber built summer house, a side access gate accessing driveway the driveway, and established border planting including two pear trees, and sweet-peas.

Council Tax - Band D
EPC - B
Estate Charge - £200 for the current year

Agent's Note: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we may not have necessarily had sight of any formal documentation relating to the above.

Referral Fees: Courtney Green routinely refer prospective purchasers to Nephote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nephote Financial Ltd.

Ref: 25/5854/08/08



Approximate total area⁽¹⁾
951 ft²
88.4 m²

Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs	A		95
Good energy efficient - lower running costs	B		83
Decent energy efficient - lower running costs	C		
Some energy efficient - lower running costs	D		
Not energy efficient - higher running costs	E		
Not energy efficient - higher running costs	F		
Not energy efficient - higher running costs	G		

England & Wales EU Directive 2002/91/EC

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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