



Price Range £500,000 - £515,000

Daux Avenue, Billingshurst

**kw** **MARTIN LUNDY**  
ESTATE AGENTS



## Daux Avenue, Billingshurst RH14 9TD

Offering well-proportioned and versatile accommodation, this modern three bedroom link-detached home provides flexible, family-friendly living within easy reach of all local amenities. Commuters will love that Billingshurst station, with direct routes to London and Gatwick is only half a mile away. The preschool, Billingshurst Primary Academy and The Weald Secondary School and Sixth Form are only a little further up the road. There's a really good selection of shops, bars, takeaways and restaurants in the village, plus supermarkets, doctors and dentists.

There's an impressive open-plan kitchen and dining area which creates a sociable space for both everyday living and entertaining, whilst the separate living room provides a comfortable place to relax. Upstairs, all three bedrooms will take a double, the main bedroom also featuring an ensuite. The family bathroom feels fresh and modern. Outside, the rear garden provides an attractive and private space to enjoy. The garage offers useful storage space and there's driveway parking in front of it. The current owners have created a second block paved area near the front door and they use this as an additional parking space. Owned solar panels generate electricity, making this a really economical home to run.









## Daux Avenue, Billingshurst, RH14

Approximate Area = 1101 sq ft / 102.2 sq m

Garage = 203 sq ft / 18.8 sq m

Total = 1304 sq ft / 121 sq m

*For identification only - Not to scale*



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with NICE Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential, Edition 2025. Produced for Lundy-Lester Ltd. REF: 1304129



## 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.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | 82                      | 83        |
|                                             | EU Directive 2002/91/EC |           |



**MARTIN LUNDY**  
**ESTATE AGENTS**

 01798 817257

 Lancaster House, Storrington Road, Thakeham, RH20 3NA

 [martin.lundy@kwuk.com](mailto:martin.lundy@kwuk.com)

### 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.