



4 Caffyns Rise, Billingshurst, West Sussex RH14 9JY



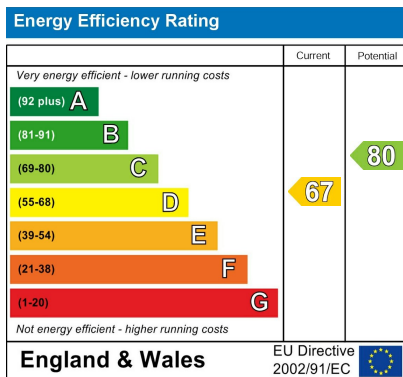


# 4 Caffyns Rise, Billingshurst, West Sussex RH14 9JY

Offers In Excess Of £650,000 Freehold



- THREE STOREY TOWN HOUSE
- BRIGHT AND AIRY
- INTEGRAL GARAGE
- CLOSE TO AMENITIES
- VERY WELL PRESENTED
- SOUTH FACING GARDEN
- EV CHARGING POINT
- MAINLINE STATION 0.3 MILES



## Accommodation

Entrance hallway \* Principal bedroom with en-suite shower room \* Integral garage \* Stairs to first-floor landing \* Sitting room \* Kitchen/dining room \* Utility room \* Cloakroom \* Stairs to second-floor landing \* Two double bedrooms \* Guest room/study \* Family bathroom \* South-facing rear garden \* Off road parking \* EPC rating D \*

## Directions

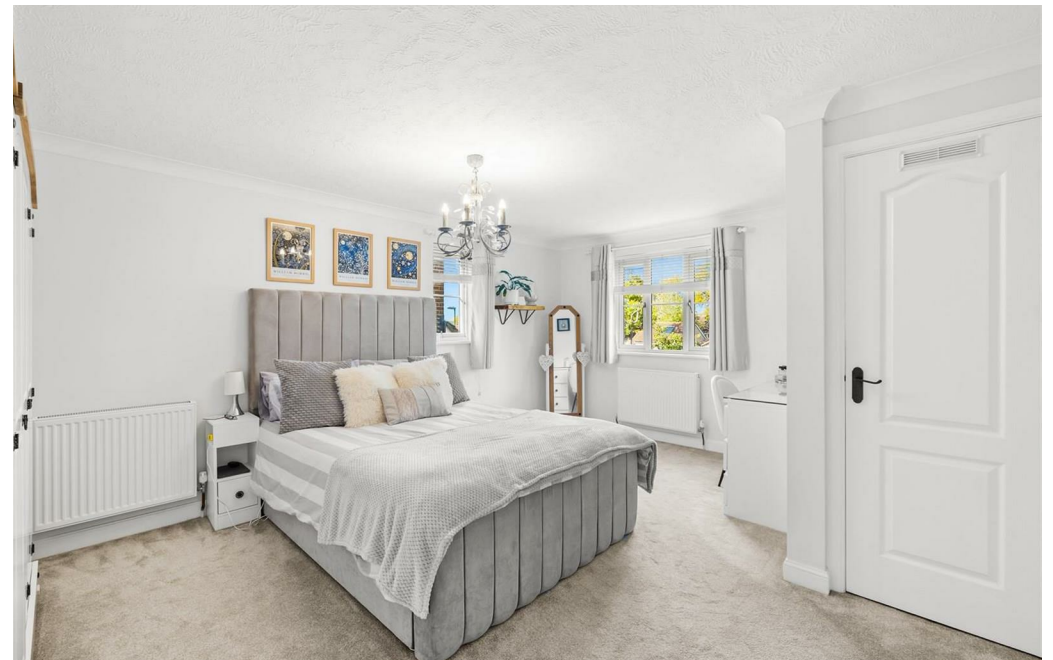
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## The Property

GL & Co are delighted to offer for sale this beautifully presented and versatile detached townhouse, ideally situated within easy reach of local amenities, schools and transport links. Steps lead up to the front door, opening into a welcoming entrance hall with access to the integral garage, a ground floor double bedroom with en-suite shower room, and stairs rising to the upper floors. The first floor offers excellent living space with a bright, dual-aspect kitchen/dining room, utility room, cloakroom, and separate sitting room. The kitchen is fitted with attractive shaker-style units complemented by wood-effect worktops and contemporary tiling, and includes a range-style cooker, integrated fridge/freezer, microwave and dishwasher. The utility provides additional storage, plumbing for a washing machine and access to the garden, making it ideal as a boot room. The sitting room enjoys a dual aspect with sliding doors leading directly to the garden, creating a lovely indoor-outdoor feel. On the second floor, the landing leads to three further double bedrooms and a family bathroom. Each room is bright and airy, featuring wood-effect flooring, while the bathroom is fitted with a modern white suite comprising a panelled bath with shower and screen, basin unit and low-level WC, all finished with contemporary tiling.

## Outside

The property enjoys a private driveway providing off street parking, leading to an integral garage complete with power, lighting and an EV charging point. To the rear, the garden offers a superb space for outdoor living and entertaining, featuring a generous decked terrace and raised patio area with steps leading up to a neatly lawned garden. Enclosed by fencing for privacy, the garden enjoys a sunny southerly aspect.



To arrange a viewing call us on 01903 742354 or email [enquiries@glproperty.co.uk](mailto:enquiries@glproperty.co.uk)

View online at [www.glproperty.co.uk](http://www.glproperty.co.uk)



## Situation

Billingshurst is a large village with a wide range of local shops, library, doctors' surgery, schools including Billingshurst Primary and The Weald Community school and 6th form, churches of various denominations and sporting facilities including football, tennis, cricket, a bowls club and Leisure Centre with swimming pool. There are numerous pubs in Billingshurst and the surrounding area, as well as restaurants. There are good connections to the main road network via the A29 and A24 north Horsham by-pass to the M23 and M25 and a mainline station with rail links to the South Coast or to London Victoria and London Bridge. The larger town of Horsham offers more extensive shopping and other amenities including leisure/swimming complex, Horsham Arts Centre, restaurants and cinemas.

## Sporting and Recreation

Billingshurst offers a wide range of sporting and leisure facilities and there is a choice of golf clubs in the local area. Horsham also has plenty of sports clubs including football, cricket, rugby, running, tennis and squash. There are plenty of opportunities for walking and cycling with the Heritage trails and Riverside walk. Entertainment abound in the town with a theatre, cinemas, laser quest and bowling to name but few.

## Services

All mains are connected. According to Ofcom for this address Ultrafast broadband is available. Highest download speed is 1800 Mbps.

## Council Tax

Council Tax Band F. Please contact Horsham District Council on (01403) 215100

## In The Know

Not all of our properties are available online. For further information on our 'in the Know' selection, please give us a call on 01903 742354.

## Viewing

Viewing strictly by appointment through GL & Co. 01903 742354 or email: [enquiries@glproperty.co.uk](mailto:enquiries@glproperty.co.uk)

## Disclaimer

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, GL & Co. Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.





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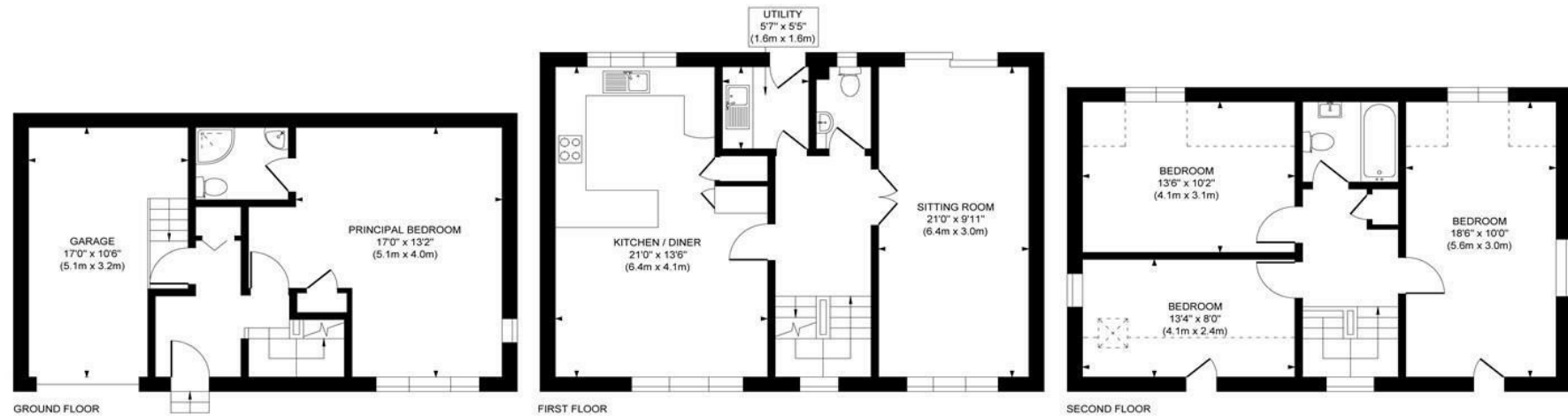


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**Approximate Gross Internal Area**  
1708 sq. ft / 158.50 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements