



Price Range £400,000 - £425,000

Daux Avenue, Billingshurst

kw **MARTIN LUNDY**
ESTATE AGENTS

Daux Avenue, Billingshurst, RH14 9TD

Situated within a lovely residential area, only a few minutes walk from Billingshurst station, this well presented 1950s bungalow has been remodelled and improved by the current owners since they bought it about 15 years ago and now offers bright and airy single storey living, with scope to go up into the loft, subject to the usual consents being attained.

Set well back from the road, the property has driveway parking for a number of vehicles, plus a detached garage behind wooden gates. The breakfast kitchen feels bright and airy, has a lovely range cooker and space for a table and chairs. The living / dining room opens onto the south facing rear garden, making this a lovely space in which to relax with family and friends. Both bedrooms are doubles, one with built in cupboards and there's a good sized bathroom with a fresh, white suite. The rear garden offers a really good degree of seclusion, with a patio seating area and a level lawn. The bespoke timber stable is used for storage and as a workshop, offering plenty of useful space.

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 = 859 sq ft / 79.8 sq m
 Garage = 140 sq ft / 13 sq m
 Outbuilding = 138 sq ft / 12.8 sq m
 Total = 1137 sq ft / 105.6 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © valtech.com 2025. Produced for Lundy-Lester Ltd. REF: 1420861



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	71 C	77 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.