



Berrall Way, Billingshurst, RH14

Offers Over £450,000

MOVELI



*Set within sought-after Penfold Grange development, this bright three-bedroom home offers relaxed, flexible living with stylish kitchen breakfast room, home office and two en-suites, all just a short walk from the station, schools and village life.*



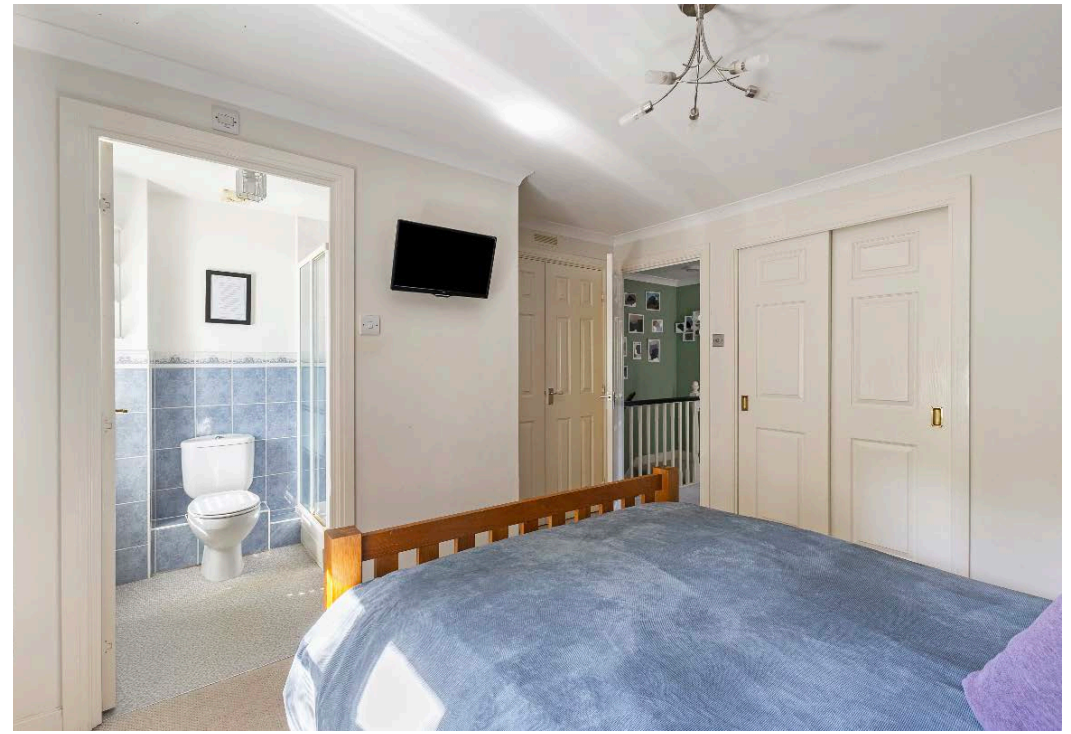
# Key Features

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- Sought-after position within the highly regarded Penfold Grange development
- Light-filled sitting and dining room opening onto the garden via French doors
- Stylish kitchen and breakfast room with integrated appliances and garden access
- Flexible home office, ideal for remote working or quiet study
- Three well-proportioned bedrooms, including two with en-suite facilities
- Contemporary family bathroom serving the remaining accommodation
- Private west-facing courtyard garden designed for low-maintenance living
- Integrated Bose sound system extending through the house and into the garden
- Garage and allocated parking providing excellent everyday convenience
- Walking distance to village centre, mainline station and highly regarded schools









Tucked away within the highly regarded Penfold Grange development, this beautifully presented home offers a wonderful balance of space, flexibility and modern living, perfectly suited to families and those seeking a connected yet peaceful village lifestyle.

From the moment you step inside, the house feels light, welcoming and intelligently laid out. The main living space is a generous sitting and dining room, where natural light flows through from the garden via French doors, creating a relaxed, sociable hub for everyday life and entertaining alike. The connection to the garden enhances the sense of space, particularly in the warmer months, when inside and out come together seamlessly.

The kitchen and breakfast room is equally well considered, offering a practical yet stylish setting for day-to-day living, with ample workspace, integrated appliances and direct access outside, ideal for busy mornings or informal gatherings.

A separate home office adds valuable flexibility, whether used for working from home, quiet study or as a playroom.

Upstairs, the layout continues to impress, with three well-proportioned bedrooms including a principal suite and a guest bedroom, both benefitting from their own en-suite facilities, complemented by a contemporary family bathroom. The arrangement creates a natural sense of privacy and comfort, particularly well-suited to growing families or visiting guests.

Outside, the courtyard style garden has been thoughtfully designed for ease and enjoyment, offering a private, low-maintenance setting to unwind, dine and entertain. Integrated speakers enhance the space further, allowing outdoor living to be enjoyed throughout the seasons.

The property also benefits from a garage and allocated parking, adding further practicality to an already well-balanced home.

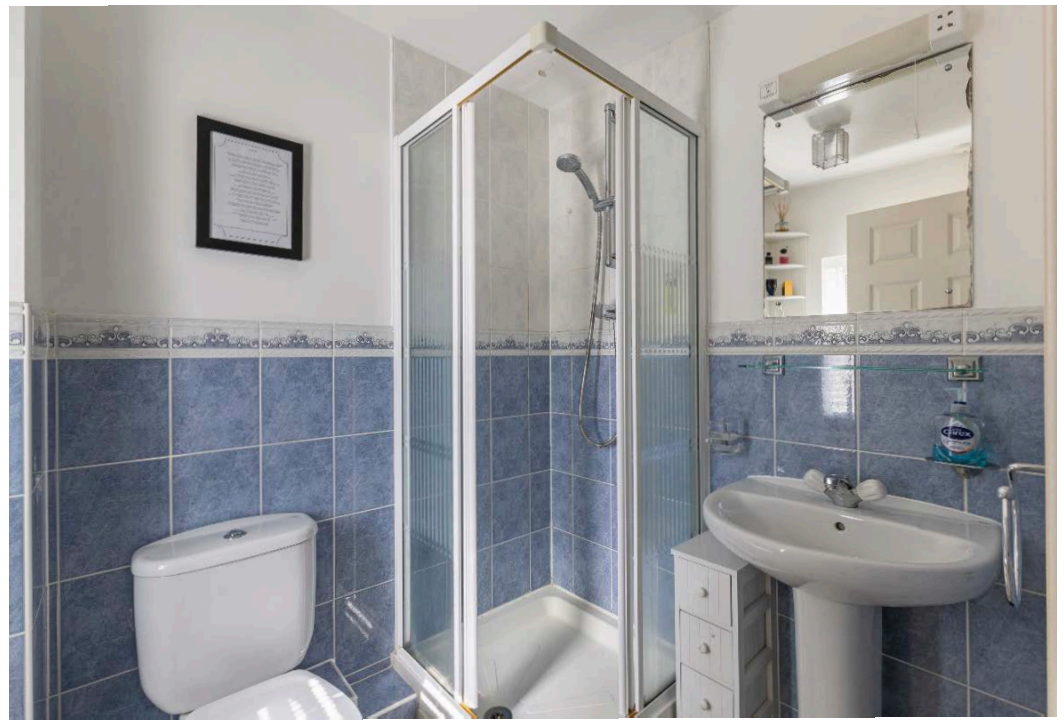
The position within Penfold Grange is a real highlight, an established and sought-after setting known for its attractive surroundings, strong sense of community and easy access to open countryside.

From here, you are within easy reach of the heart of Billingshurst, a thriving and ever-evolving West Sussex village offering a lifestyle that continues to attract strong demand. A mainline railway station provides direct links to London Victoria, making it ideal for commuters, while the village centre offers a growing mix of shops, cafés, restaurants and everyday essentials.

For families, the area is particularly appealing, with highly regarded schooling including Billingshurst Primary Academy and The Weald Community School, one of the most sought-after secondary schools in West Sussex.

Leisure and lifestyle are equally well catered for, with a range of sports clubs, a leisure centre with gym and swimming pool, and miles of surrounding countryside for walking and outdoor pursuits, all contributing to a well-balanced way of life.



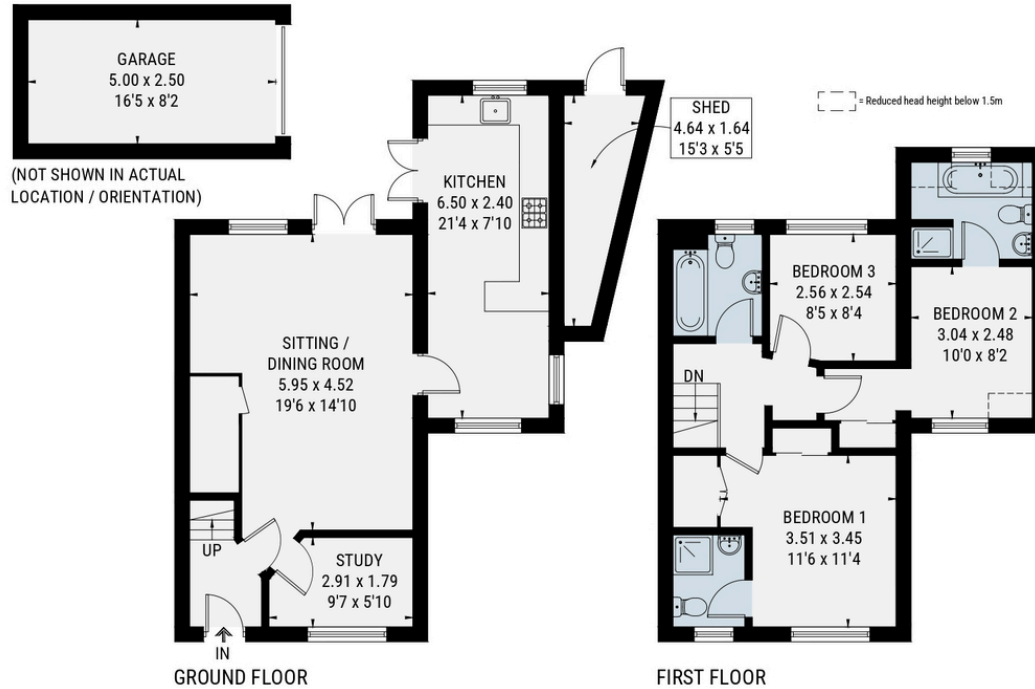




Approximate Floor Area = 101.4 sq m / 1092 sq ft  
 Garage = 12.5 sq m / 135 sq ft  
 Outbuilding = 5.2 sq m / 56 sq ft  
 Total = 119.1 sq m / 1283 sq ft



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure Type:** Freehold  
**Council Tax Band:** E  
**Council Authority:** Horsham

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