



**Platts Meadow,
Billingshurst, RH14 9HX**

**Offers Over
£365,000**

**01403 272022
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**Residential sales, lettings,
land and new homes.**

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LOCATION

Situated within a quiet residential cul-de-sac in the popular village of Billingshurst, this property enjoys a convenient yet peaceful setting. The village offers a range of local amenities including shops, cafés, schools and a mainline train station with direct services to London, making it ideal for commuters. There are also excellent road links via the A29 and A272 connecting to nearby towns such as Horsham and Pulborough. The surrounding countryside provides beautiful walks and outdoor space, offering the perfect balance between village living and accessibility. Overall, this is a well-connected and highly desirable location for a range of buyers.

PROPERTY

Tenure: Freehold

This spacious two bedroom home offers well-proportioned accommodation throughout and presents an excellent opportunity for buyers looking to put their own stamp on a property. The layout is both practical and versatile, with generous living space and strong potential for extension, subject to the necessary consents.

The ground floor features a bright and comfortable living area, with plenty of natural light and space for both relaxation and dining. A particular highlight of the property is the large hard roof conservatory, which provides an additional reception space that can be used year-round. Benefitting from underfloor heating, this room offers a comfortable and versatile living area, ideal for

entertaining, dining or simply enjoying views of the garden.

The kitchen offers good storage and workspace, with scope for modernisation if desired. Upstairs, the property benefits from two well-sized bedrooms, both offering comfortable accommodation, along with a family bathroom.

Overall, the property offers excellent potential to extend and improve, making it an ideal purchase for those looking to create a long-term home. With its generous proportions and flexible layout, this is a fantastic opportunity within a sought-after location.

OUTSIDE & PARKING

The property benefits from a private rear garden, offering a good level of space for outdoor enjoyment and further potential to landscape or extend, subject to the necessary permissions. To the front, the property provides off-road parking for two vehicles, ensuring convenience for residents and visitors. The position within a quiet cul-de-sac adds to the sense of privacy and safety, making it an ideal setting for a range of buyers. Overall, the outside space complements the property well, offering both practicality and future potential.





Buses

5 minute walk



Shops

Sainsbury's Local
12 minute walk



Trains

Billingshurst
0.9 miles



Airport

Gatwick
22.4 miles



Roads

M23
15.5 miles



Sport & Leisures

Billingshurst Leisure Centre
0.9 miles



Rental Income

£1,600 pcm



Schools

Billingshurst Primary
Adademy
The Weald



Fibre Broadband

Up to 1600 Mbps

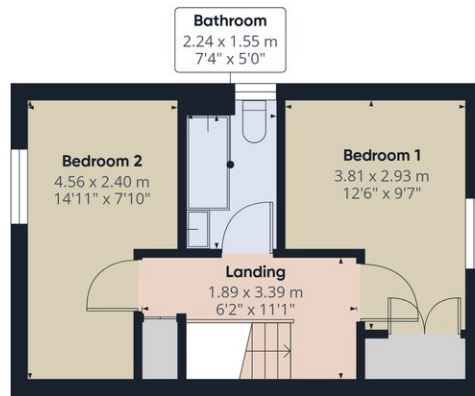


Council Tax

Band C



Ground Floor



Floor 1



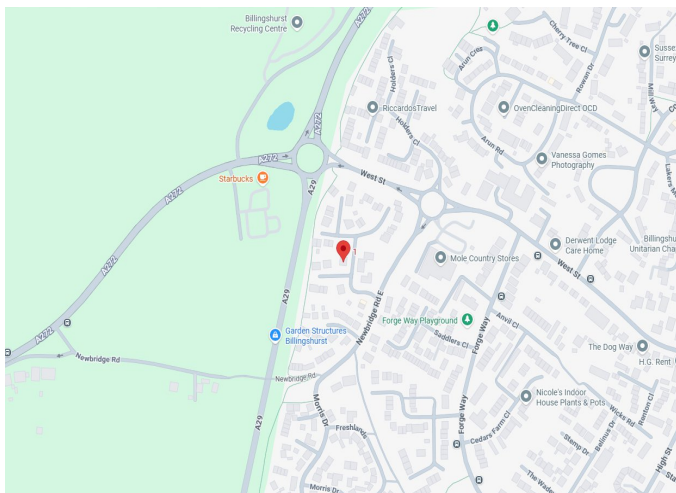
Approximate total area^m
70.3 m²
757 ft²

(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.

GIRAFFE360

Map Location



Total Approximate Floor Area

EPC Rating



Viewing arrangements by appointment through Brock Taylor

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