



## 9 Farriers Close

Billingshurst, West Sussex, RH14 9LT

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**Alex Harvey**  
A passion for property



# 9 Farriers Close

A fabulously located three-bedroom link-detached home, situated on a mature plot with attached single garage & driveway parking. Conveniently close to the local school and amenities and just a short distance from Billingshurst mainline railway station.

- THREE BEDROOMS
- OPEN PLAN LIVING/DINING ROOM
- POTENTIAL TO EXTEND (STPP)
- EAST FACING REAR GARDEN
- ATTACHED GARAGE & DRIVEWAY
- POPULAR VILLAGE LOCATION





This conveniently located family home offers plenty of potential and well-proportioned, versatile accommodation arranged over two floors.

The welcoming hallway provides access to the kitchen, living/dining room, stairwell to the first floor, and the downstairs cloakroom.

The kitchen, to the front of the property, is in need of some renovation with plenty of scope to add your own touch. Appliances include a split-level double oven, four-ring gas hob with extractor over, fridge/freezer and space with plumbing for a washing machine and slimline dishwasher. To the rear of the property is the open plan living/dining room offering a versatile space with plenty of natural light from the folding doors that lead into the rear garden.

The stairwell leads to the first-floor landing, with views across the South Downs, which provides access to two double bedrooms, a single room and the family bathroom. The bathroom has been fitted with a white suite comprising panelled bath with shower over, pedestal basin, low-level w.c., and fully tiled with modern tiling. The single bedroom could equally be used as a study for those working from home.

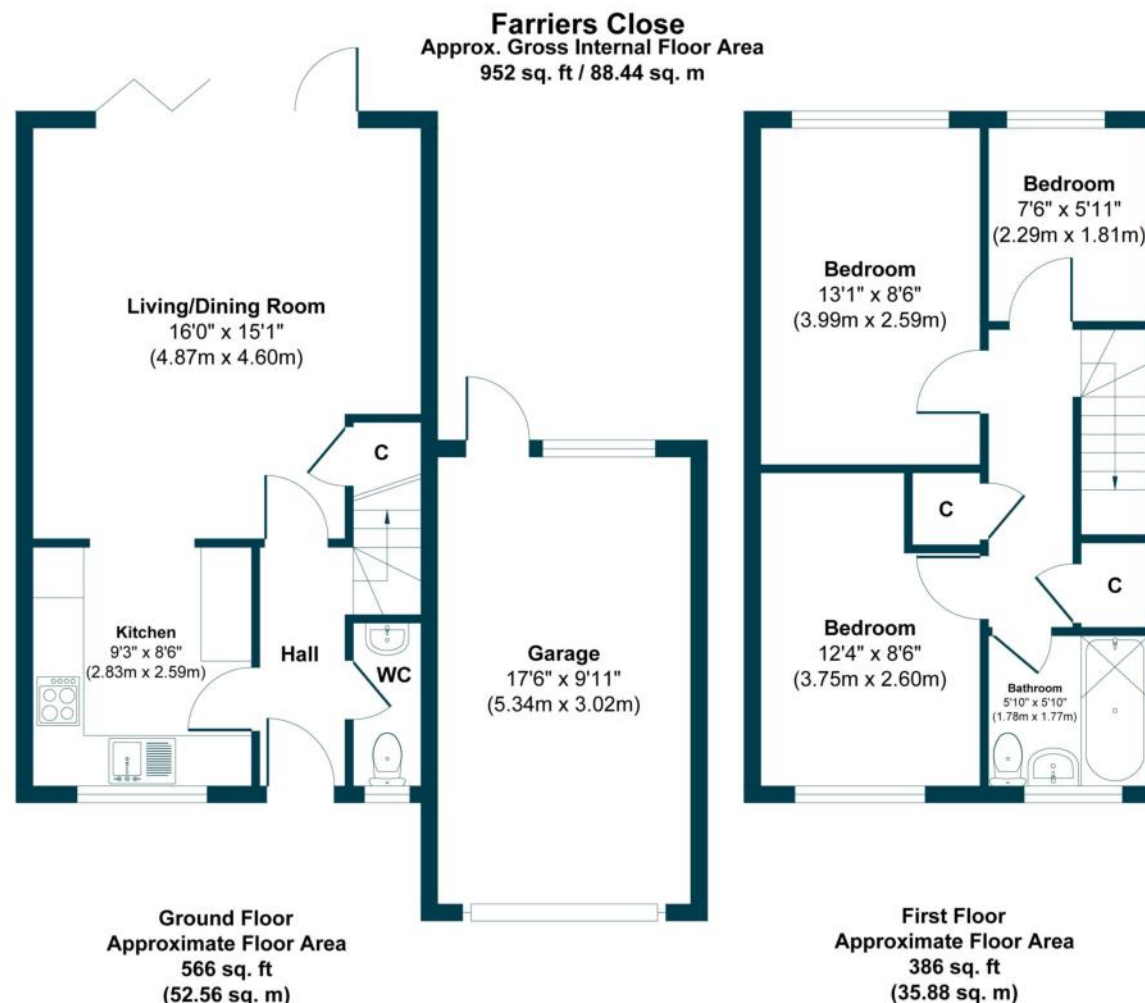


## OUTSIDE

The property is approached via a driveway, providing off road parking for one vehicle, leading to the attached garage with power & lighting. A side gate leads to the east-facing, fully fenced rear garden, mainly laid to lawn with mature flower beds and shrubs. The sizeable patio area, spanning across the rear of the property, offers plenty of space for al-fresco dining & entertaining.

Billingshurst is a thriving village offering a wealth of facilities, all a short distance away, including schools for all age groups and leisure centre with gym and swimming pool. The high street has a variety of shops, medical facilities, butchers, bakery, cafés, pubs, and restaurants. The mainline railway station offers services to London/Victoria and to the south coast.





Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show

**Produced by Home Focus Studio LTD**

**Agents Notes:** Measurements, areas and distance are only approximate. These are to only be used for guidance and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Photographs may include views of the local area and lifestyle shots. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service linked to the property, system or appliance.

### Services

Electricity, mains gas, water and mains drainage are currently connected to the property.  
Council Tax Band E. EPC - C.

**Viewings by appointment only** - Please contact Alex Harvey Estate Agents on **01403 784110**  
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