



25 Carpenters

Billingshurst, West Sussex, RH14 9RA

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Alex Harvey
A passion for property

25 Carpenters

A well-appointed, three-bedroom semi-detached house, situated towards the end of a cul-de-sac, with driveway parking and garden room. Conveniently located in the popular village of Billingshurst, close to local amenities and the mainline railway station.

- THREE BEDROOMS
- OPEN PLAN SITTING/DINING ROOM
- RE-FITTED KITCHEN
- GROUND FLOOR CLOAKROOM
- 26'3 x 9'4 GARDEN ROOM
- DRIVEWAY PARKING FOR TWO/THREE CARS



Upon entering the front porch, you are then welcomed by the spacious hallway which provides access to the ground floor cloakroom and the bright, open-plan sitting/dining room, thoughtfully designed to maximise natural light and provide a perfect setting for both relaxing and entertaining. Located to the front of the property, the sitting area offers practical and stylish wood-effect flooring, and a feature fireplace with an inset log burner and solid wood mantel.

The dining area to the rear has a continuation of the wood-effect flooring and double doors that lead out to the rear garden. From dining area is access into the contemporary, re-fitted kitchen which features sleek cabinetry with wood worktops. The range of integrated appliances includes a four-ring gas hob with extractor fan above, a split-level double oven with grill, and an integrated dishwasher, all making this kitchen a joy for any home chef. From the kitchen is a door that leads into the rear garden.

The stairwell in the hallway leads first-floor landing which provides access to two double bedrooms, a good-sized single room and the family bathroom. All of the bedrooms have the benefit of built-in storage. The modern family bathroom has been fitted with a white suite comprising of a panel enclosed bath with a wall mounted shower over, low-level WC, handwash basin with storage under.

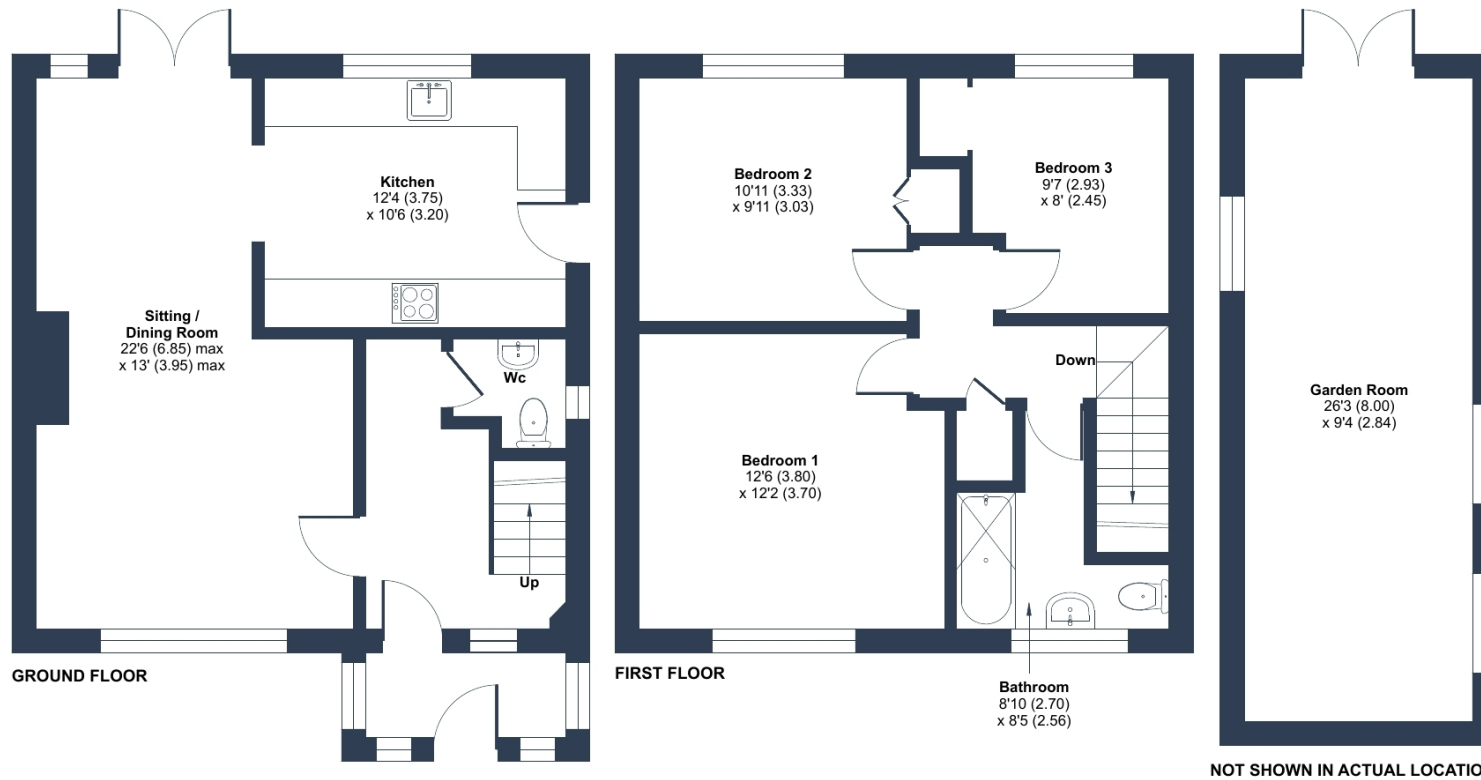


OUTSIDE

The property is approached via a driveway, with parking for two/three cars, and a lawned front garden. A side gate leads to the enclosed rear garden, mainly laid to lawn with mature planting in borders and a paved seating area, creating an inviting space for alfresco dining and summertime entertaining. A real highlight of this home is the versatile garden room, with power & lighting, which provides a useful additional space that could be ideal as a playroom, home office, or gym.

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, restaurants, and pubs. The mainline railway station offers services to London and to the south coast.





Approximate Area = 1008 sq ft / 93.6 sq m
 Outbuilding = 245 sq ft / 22.7 sq m
 Total = 1253 sq ft / 116.3 sq m
 For identification only - Not to scale

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2026. Produced for Alex Harvey Estate Agents. REF: 1446754

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 D . EPC-C.

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