



41 Daux Avenue

Billingshurst, West Sussex, RH14 9TD

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**Alex Harvey**  
A passion for property

# 41 Daux Avenue

A beautifully presented, three-bedroom semi-detached chalet-style bungalow, situated on a mature plot with a c100ft landscaped rear garden. Located close to Billingshurst mainline railway station and the local amenities, and just a short distance from the village high street.

- THREE DOUBLE BEDROOMS
- TWO BATH/SHOWER ROOMS
- CONSERVATORY AND UTILITY
- c100 FT REAR GARDEN WITH SUMMERHOUSE
- DRIVEWAY PARKING
- POPULAR VILLAGE LOCATION



The welcoming hallway provides access to the ground floor accommodation which includes the kitchen, conservatory, dining room, sitting room, shower room, utility room, bathroom, and two double bedrooms.

The shower room is fitted with a white suite and shower cubicle. Opposite here is the utility which offers space with plumbing for a washing machine and dryer.

The dual aspect kitchen is a lovely bright space with stylish yet practical tile-effect flooring. The kitchen is fitted with shaker-style units with contrasting worktops and finished with chrome handles. Appliances include a Rangemaster™ cooker with extractor over, and integrated fridge/freezer and dishwasher. The conservatory, with built-in blinds, offers a useful space with lovely views of the garden. Double internal doors lead into the dining room and this in turn leads into the central sitting room with a feature fireplace.

To the front of the property are two double bedrooms, bedroom two has the benefit of built-in storage and enjoys a curved window. The bathroom has been fitted with a white suite comprising roll-top bathtub, close-coupled toilet, twin basin unit with storage under and a separate shower cubicle.

The central stairwell leads to the first-floor double bedroom with plenty of natural light from the window and the skylight.

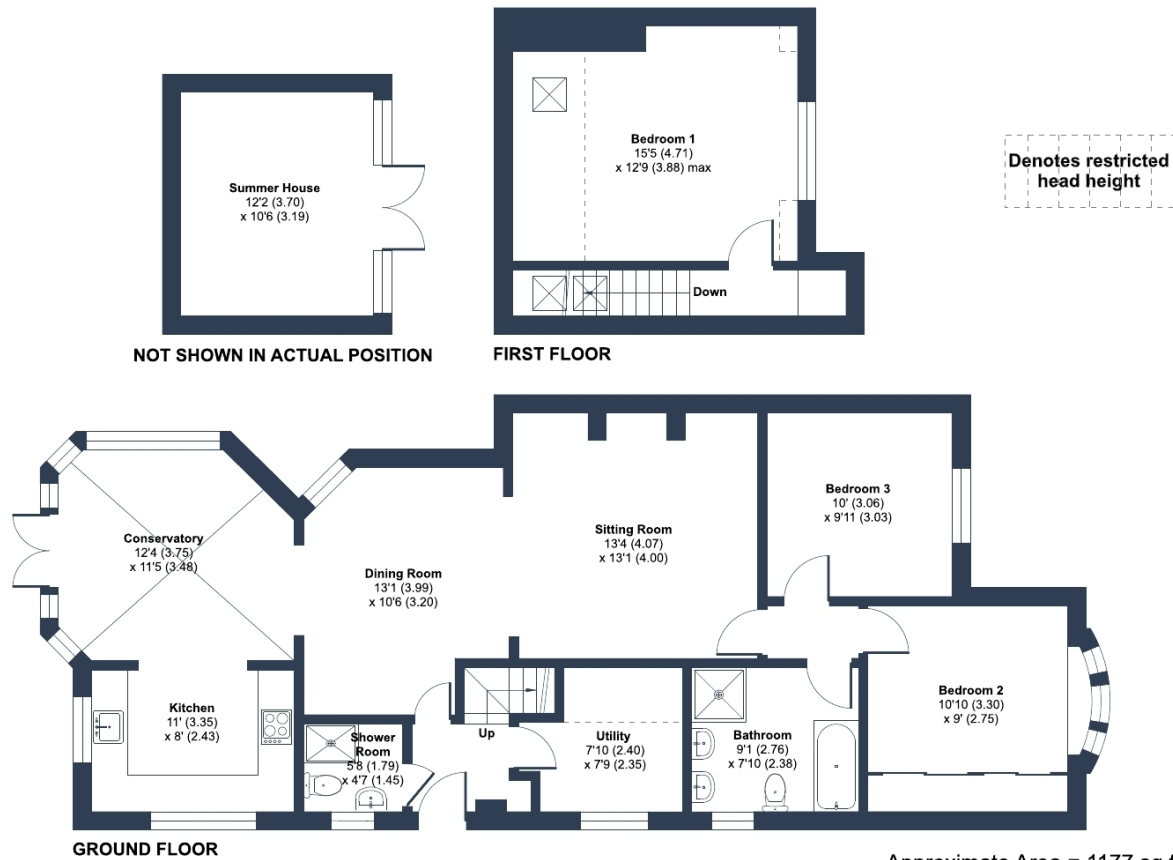


## OUTSIDE

The property is approached via a gravelled driveway, with parking for three vehicles, with a pathway leading to the front door and the side gate. The rear garden is a real highlight of this home, at around 100ft long it is perfect for aspiring gardeners. Landscaped with a generous patio area that has steps down to the stepping stones that lead to the 12'2x10'6 summerhouse with a large storage shed behind. This room has power and lighting, so could be used as a home office.

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 and to the south coast.





Approximate Area = 1177 sq ft / 109.3 sq m  
 Limited Use Area(s) = 103 sq ft / 9.5 sq m  
 Outbuilding = 127 sq ft / 11.7 sq m  
 Total = 1407 sq ft / 130.5 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). © nichecom 2026. Produced for Alex Harvey Estate Agents. REF: 1480221

**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**  
 or email [alex@alexharveyestateagents.co.uk](mailto:alex@alexharveyestateagents.co.uk) | [www.alexharveyestateagents.co.uk](http://www.alexharveyestateagents.co.uk)

