



56 Luxford Way

Billingshurst, West Sussex, RH14 9PA

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A well-presented two-bedroom mid-terrace home, with garage en-bloc and a mature, secluded east facing rear garden. Conveniently located in the ever-popular village of Billingshurst, close to local amenities and a short distance from the mainline railway station.

- MID-TERRACED HOME
- TWO DOUBLE BEDROOMS
- MODERN SHOWER ROOM
- SECLUDED REAR GARDEN
- GARAGE EN-BLOC WITH PARKING SPACE
- CONVENIENT VILLAGE LOCATION



This mid-terraced home offers surprisingly spacious accommodation arranged over two floors, with a secluded garden and the convenience of a garage en-bloc and parking space.

The covered front door leads to the welcoming hallway providing access to the sitting room and stairwell to the first floor. The bright sitting room offers a versatile space with views out to the front, a useful understairs storage cupboard, and an archway leading into the dining room. With sliding doors leading into the garden, the dining room has plenty of natural light and access to the kitchen. The kitchen is fitted with a variety of base and wall units, with contrasting stone-effect worktops, and finished with stylish and practical tiling. Appliances include an electric oven with grill, ceramic hob with extractor over and space, with plumbing for a washing machine and further space for an under-counter fridge.

The stairwell leads to the first-floor landing with access to two double bedrooms and modern shower room. Bedroom one, located to the front, has built-in storage cupboard. Bedroom two, enjoying views of the rear garden, has the benefit of built-in wardrobes. The contemporary shower room is fitted with a modern suite comprising back-to-wall w.c., basin unit with storage and walk-in shower.

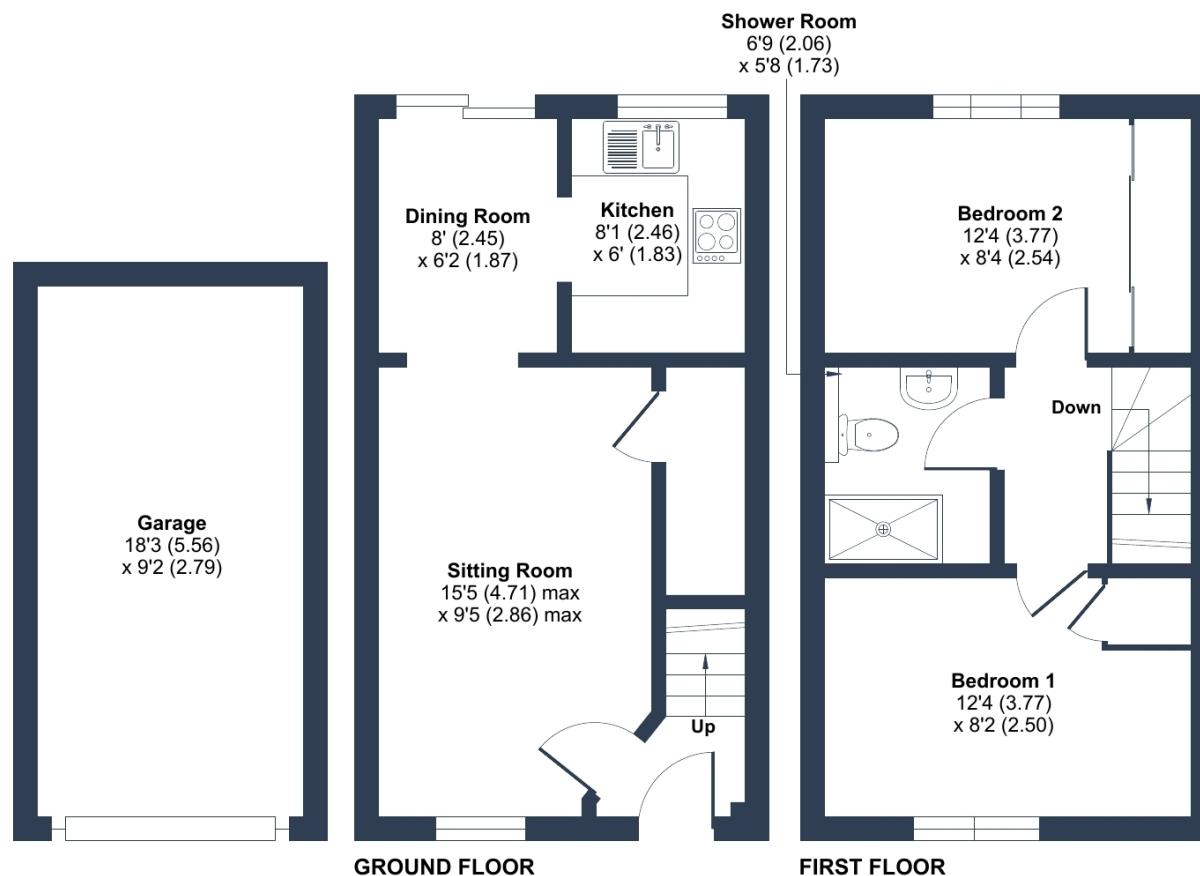


OUTSIDE

The property is approached via a pathway, with access to the rear garden via a shared path from the road. The rear garden offers a private, fully fenced back garden mainly landscaped with gravel and low-maintenance planting, and a corner area of decking, perfect for alfresco dining or just simply relaxing. At the rear of the house is an outside tap and electrical socket. An en-bloc garage nearby is ideal for storage or DIY work, with a parking space adding extra convenience.

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 = 604 sq ft / 56.1 sq m

Garage = 167 sq ft / 15.5 sq m

Total = 771 sq ft / 71.6 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 2025. Produced for Alex Harvey Estate Agents. REF: 1272212

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.

Agents Note: Some of the photographs have been virtually staged.

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