



4 Daux Way

Billingshurst, West Sussex, RH14 9TG

www.alexharveyestateagents.co.uk



Alex Harvey
A passion for property

4 Daux Way

A well-presented, three-bedroom semi-detached period cottage, situated on a mature plot with a west-facing rear garden with an outbuilding. Conveniently located close to local amenities and Billingshurst mainline railway station.

- THREE BEDROOMS
- DOWNSTAIRS BATHROOM
- LEAN TO/UTILITY
- WEST-FACING REAR GARDEN
- OUTBUILDING/STORE
- CONVENIENT VILLAGE LOCATION



This fabulously located cottage offers versatile accommodation arranged over two floors, with plenty of potential to improve or extend subject to the usual planning permissions.

The ground floor accommodation consists of a sitting room, dining room, kitchen, lean-to/utility, and family bathroom. The sitting room, located to the front of this home, offers a bay window with views to the front and an inset fireplace with wood burner and stone hearth.

The central dining room has practical and stylish parquet-style flooring and built-in storage. From here is access to the kitchen with plenty of natural light and tiled flooring. The kitchen is fitted with traditional units and contrasting stone-effect worktops. Appliances include an electric oven, four-ring gas hob with extractor over, dishwasher, and a fridge/freezer. The attached lean-to has space with plumbing for a washing machine and dryer.

From the kitchen is the family bathroom a bright and modern space which has been fitted with a white suite comprising panelled bath with shower screen, toilet, and a basin unit with storage.

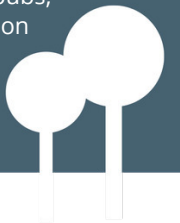
The central stairwell leads to the first-floor landing, with built-in storage cupboards, which provides access to two double bedrooms and a good-sized single bedroom which is currently being used as a home office.



OUTSIDE

The property is approached via a paved footpath that also leads to the side gate providing access to the west-facing rear garden. The garden is a real highlight of this home with a generous area of paving, a lawned area with stepping stones leading to the area of decking to the front of the outbuilding, which supplies the ideal space for garden furniture to enjoy alfresco dining and summertime entertaining. Agents Note: There is limited permit parking available on this road.

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 = 927 sq ft / 86.1 sq m

Outbuilding = 142 sq ft / 13.1 sq m

Total = 1069 sq ft / 99.2 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). © nitchecom 2026. Produced for Alex Harvey Estate Agents. REF: 1486939

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 C. EPC-D.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110** or email **alex@alexharveyestateagents.co.uk** | **www.alexharveyestateagents.co.uk**