



4 Cranham Avenue

Billingshurst, West Sussex, RH14 9EN

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Alex Harvey
A passion for property

4 Cranham Avenue

A well-presented, four-bedroom detached home, built by Westbury Homes, situated on a mature plot with a detached garage and ample driveway parking. Conveniently located in the popular village of Billingshurst, just a short distance from the local amenities and the mainline railway station.

- FOUR BEDROOMS
- TWO BATH/SOWER ROOMS
- KITCHEN WITH UTILITY ROOM
- THREE RECEPTION ROOMS
- GARAGE AND DOUBLE DRIVEWAY
- POPULAR VILLAGE LOCATION



The welcoming hallway provides access to the stairwell to the first floor, and the ground floor accommodation which includes family room, kitchen, utility room, downstairs cloakroom, dining room and sitting room.

The family room, located to the front of the property, provides a useful space for playtime or just relaxing. The kitchen to the rear has been fitted with a variety of shaker-style units including a built-in wine rack, with stone-effect worktops. The attached utility room provides space with plumbing for a washing machine & dryer, the external door leading to the garden makes this ideal as a boot room. From the utility room is access to the downstairs cloakroom.

The bright and spacious sitting room with a feature fireplace with gas fire and wooden mantel. A flat archway leads into the light and airy dining room with double doors leading into the garden.

The central stairwell leads to the first-floor landing which provides access to three double bedrooms, a good-sized single bedroom, an airing cupboard and re-fitted family bathroom. Bedroom one enjoys the benefit of built-in storage and a luxury en-suite shower room. Bedrooms two & three both have built-in wardrobes. The re-fitted bathroom has been fitted with a white suite comprising panelled bath, WC, basin unit with drawer storage, corner shower, and finished with modern tiling.



OUTSIDE

The property is approached via a block-paved, double driveway, with parking for at least two cars, leading to the single garage with power & lighting. A side path leads to the west-facing rear garden which is mainly laid to lawn with raised flower beds. Privacy is provided with the acoustic fencing to the left and the rear, there is also a greenhouse and sizeable shed, great for all storage needs. The generous patio area to the rear of the property has an electric awning making this space ideal for alfresco dining and summertime 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 and to the south coast.





GROUND FLOOR

Approximate Area = 1378 sq ft / 128 sq m
 Garage = 142 sq ft / 13.1 sq m
 Outbuilding = 66 sq ft / 6.1 sq m
 Total = 1586 sq ft / 147.2 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). © nlcocom 2026. Produced for Alex Harvey Estate Agents. REF: 1415179

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

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