



## 3 Kingsley Mews

Brookers Road, Billingshurst, West Sussex, RH14 9SL

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A passion for property

# 3 Kingsley Mews

A well appointed, five-bedroom semi-detached home situated on a mature plot with a secluded rear garden and driveway parking. Conveniently located in the heart of Billingshurst, close to local amenities and the mainline railway station.

- FIVE DOUBLE BEDROOMS
- TWO BATH/SHOWER ROOMS
- OPEN-PLAN KITCHEN/DINER
- SECLUDED REAR GARDEN
- DRIVEWAY PARKING
- CENTRAL LOCATION



This fabulously located home offers plentiful and versatile accommodation arranged over three floors, with driveway parking and a low-maintenance, secluded rear garden.

The welcoming hallway provides access to the ground floor which consists of a kitchen/diner, sitting room, downstairs cloakroom, study, and stairwell to the upper floors. The sitting room is a lovely bright space with double doors leading into the garden. The dual aspect kitchen/dining room is a real highlight of this home with plenty of natural light and practical, yet stylish tiled flooring. The kitchen is fitted with a variety of modern units with stone worktops and finished with contemporary tiling. Appliances include two electric ovens, a five-ring gas hob with extractor over, an integrated dishwasher, and space with plumbing for a washer/dryer and American-style fridge/freezer. The study, with built-in storage and shelving, is ideal for those working from home.

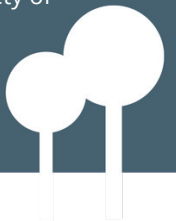
The stairwell leads to the first-floor landing which leads to three double bedrooms and the family bathroom. Bedroom one has the benefit of built-in wardrobes and an ensuite shower room. The family bathroom is fitted with a white suite comprising panelled bath with shower screen, close-coupled toilet and a pedestal handwash basin. The stairwell continues to the second floor which offers two further double bedrooms.

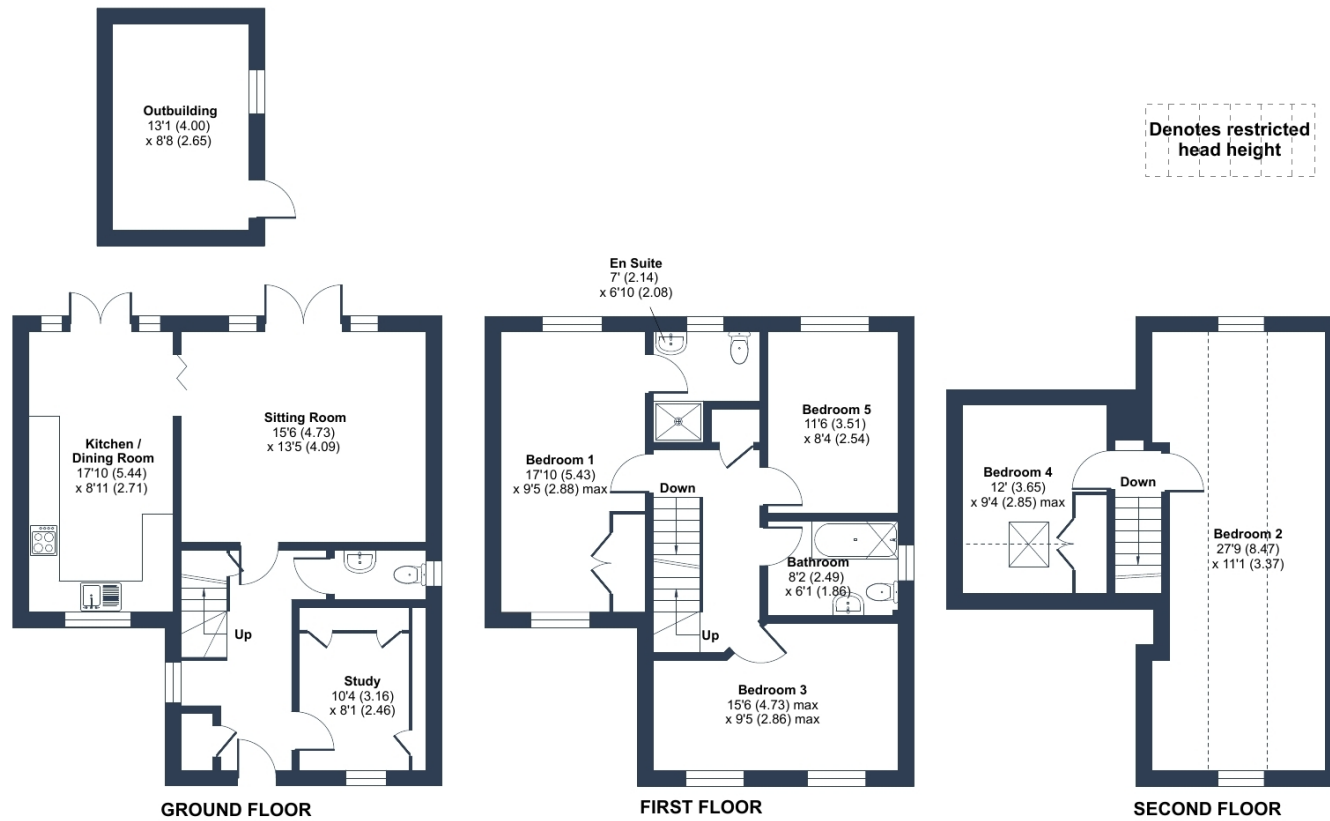


## OUTSIDE

The property is approached via a block paved driveway, with parking space for one car, and a front garden mainly laid to lawn with a hedge border. A side gate leads to the secluded, low-maintenance rear garden which is mainly paved with an area of decking and a timber-built outbuilding. The garden feels peaceful and sheltered offering privacy. There is plenty of space for garden furniture making this space ideal for relaxing at the end of the day or for summertime alfresco dining and 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.





Approximate Area = 1336 sq ft / 124.1 sq m  
 Limited Use Area (s) = 330 sq ft / 30.6 sq m  
 Outbuilding = 114 sq ft / 10.5 sq m  
 Total = 1780 sq ft / 165.2 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). © nlichecom 2025. Produced for Alex Harvey Estate Agents. REF: 1471700

**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 E. 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)