



10 Forge Way

Billingshurst, West Sussex, RH14 9LL

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Alex Harvey
A passion for property

10 Forge Way

A beautifully presented four-bedroom detached home, situated on a mature plot with a west-facing rear garden and integral garage. Conveniently located in the popular village of Billingshurst, close to local amenities and a short distance from the mainline railway station.

- FOUR BEDROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- CONSERVATORY
- GROUND FLOOR CLOAKROOM
- WEST-FACING REAR GARDEN
- INTEGRAL GARAGE AND DRIVEWAY



This conveniently located detached home offers plentiful accommodation arranged over two floors set on a mature plot with plenty of driveway parking and integral garage.

The welcoming hallway provides access to the downstairs cloakroom, garage, sitting room, stairwell to the first floor and the kitchen/dining room. The bright and spacious sitting room has a feature fireplace with open fire and modern, white surround, mantel and hearth. The kitchen/dining room is a lovely light space with Karndean™ flooring and spotlights. The kitchen is fitted with shaker-style units with contrasting granite worktops. Appliances include an electric oven with self-cleaning function, glass induction hob with extractor over, and space with plumbing for a dishwasher and fridge. The dining area offers plenty of space for a dining table with chairs and has double doors leading into the conservatory. This is a real highlight of this property with solid roof and heating, ensuring the conservatory can be enjoyed year round.

The central stairwell leads to the part-galleried landing with access to three double bedrooms, a good-sized single room and the bathroom. All of the bedrooms have the benefit of built-in wardrobes. The modern bathroom has been fitted with a white suite including bath, walk-in shower, and a basin and WC unit.

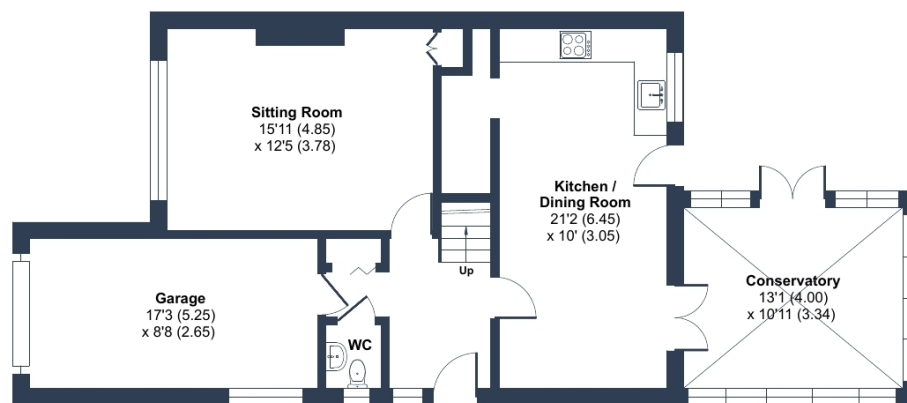


OUTSIDE

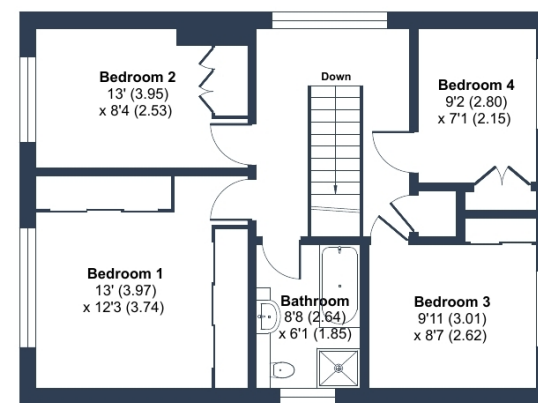
The property is approached via a driveway, with parking for up to four vehicles, which leads to the integral garage with power, lighting, and space with plumbing for a washing machine & dryer. Gates to both sides lead into the west-facing rear garden, a lovely space that is perfect for aspiring gardeners. There is an area of lawn with raised flower beds, slate paths to the rear of the garden, storage shed and workshop, and by the house is a good-sized patio, perfect for alfresco dining.

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



FIRST FLOOR

Approximate Area = 1346 sq ft / 125 sq m
 Garage = 154 sq ft / 14.3 sq m
 Total = 1500 sq ft / 139.3 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 2025. Produced for Alex Harvey Estate Agents. REF: 1377161

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, solar panels, 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**
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