



66 The Alders

Billingshurst, West Sussex, RH14 9GU

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Alex Harvey
A passion for property

66 The Alders

A beautifully presented, modern five-bedroom family home, situated on a mature plot with ample driveway parking and a south-facing rear garden. Conveniently located close to local amenities and within a short distance of Billingshurst mainline railway station.

- FIVE DOUBLE BEDROOMS
- THREE BATH/SHOWER ROOMS
- STUDY & CINEMA/GAMES ROOM
- KITCHEN/DINING ROOM
- SOUTH-FACING REAR GARDEN
- CONVENIENT VILLAGE LOCATION



A conveniently located home with plenty of versatile accommodation arranged over three floors with ample driveway parking and a south-facing rear garden.

The welcoming hallway provides access to the sitting room, stairwell to the upper floors, kitchen/dining room, downstairs cloakroom and the study. The sitting room is a lovely bright space with a feature fireplace with electric fire, and double doors leading into the dining area. The kitchen/dining room is a particular feature of this property with plenty of natural light and tiled flooring with under-floor heating. The kitchen has a variety of modern units with contrasting worktops and finished with under-unit lighting. Appliances include a double oven, five-ring gas hob with extractor over, washing machine, fridge/freezer and dishwasher. From the dining area is the conservatory, complete with blinds, radiators and continuation of the underfloor heating for year-round comfort. The study is ideal for those working from home.

The stairwell leads to the first floor with three double bedrooms and family bathroom. Bedroom one has the benefit of walk-in-wardrobes and an ensuite shower room. A further stairwell leads to the second floor with two double bedrooms and a shower room.

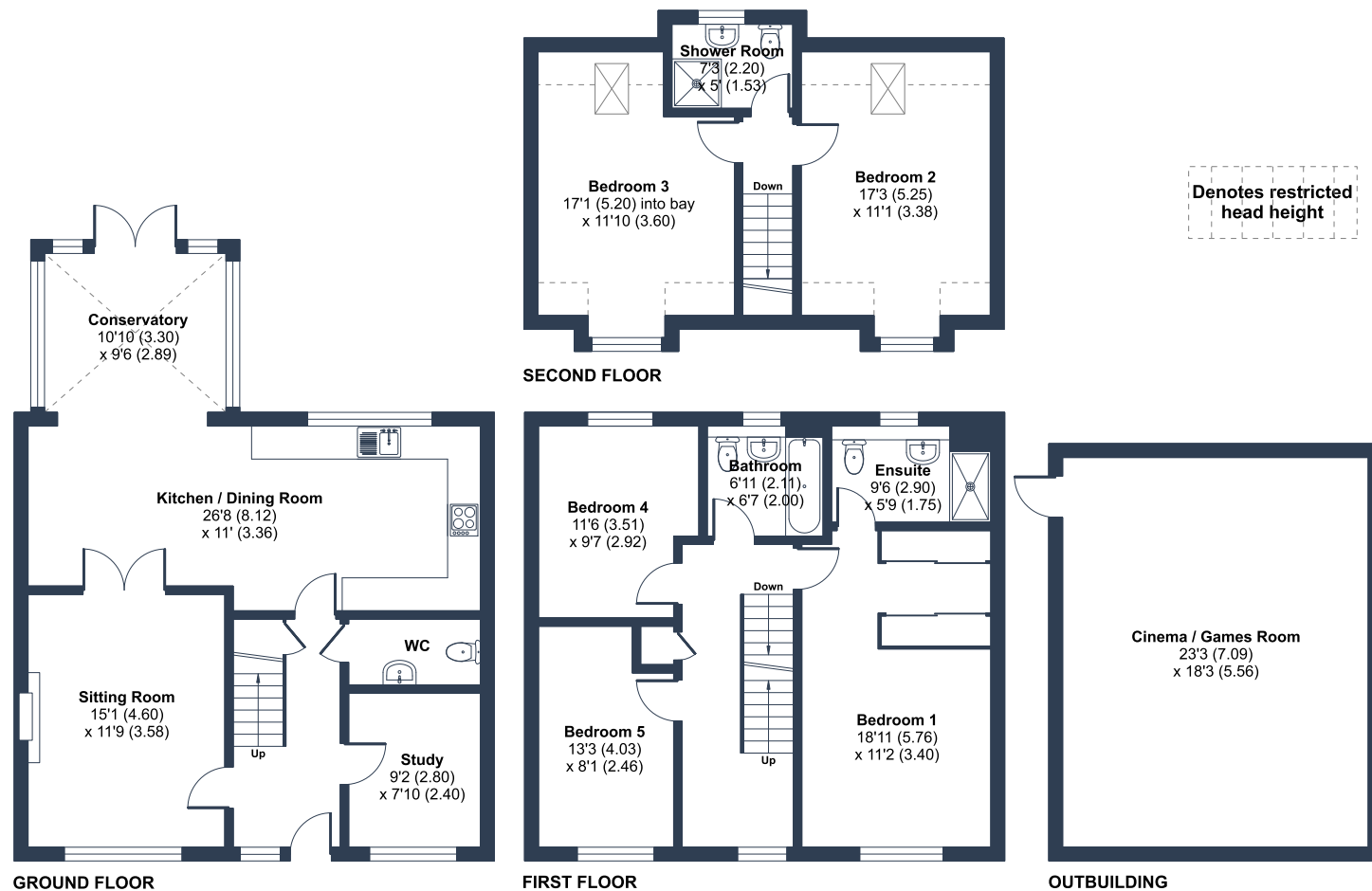


OUTSIDE

The property is approached via a driveway with parking for up to four vehicles. A side gate leads to the rear, south-facing garden. Perfect for aspiring gardeners, the garden is mainly laid to lawn and fully enclosed with timber lap fencing. The detached outbuilding is currently being used as a cinema/games room. The landscaped patio area provides the perfect space for al-fresco 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/Victoria.





Approximate Area = 1850 sq ft / 171.8 sq m
 Limited Use Area(s) = 67 sq ft / 6.2 sq m
 Outbuilding = 424 sq ft / 39.3 sq m
 Total = 2341 sq ft / 217.3 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). © nñchecom 2025. Produced for Alex Harvey Estate Agents. REF: 1225798

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 G. EPC - B. Agents Note: An annual estate service charge is applicable.

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

