



102 High Street

Billingshurst, West Sussex, RH14 9QS

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Alex Harvey
A passion for property

102 High Street

A beautifully presented, Grade II listed, two-bedroom cottage, situated within a conservation area, with a 60ft west-facing rear garden. Conveniently located very close to local amenities and a short distance from Billingshurst mainline railway station.

- GRADE II LISTED COTTAGE
- TWO DOUBLE BEDROOMS
- SPACIOUS SITTING/DINING ROOM
- REFITTED KITCHEN WITH SEPARATE UTILITY
- 60FT WEST-FACING REAR GARDEN
- CONVENIENT VILLAGE LOCATION



This fabulously located, Grade II listed, end of terrace cottage offers surprisingly spacious accommodation, on a mature plot with a 60ft, west-facing garden.

The property welcomes you with a covered porch, hinting at the warmth and comfort found within. Step inside to discover a meticulously maintained interior where traditional features seamlessly blend with modern comforts. Arranged over two floors, the ground floor boasts a spacious sitting/dining room that serves as the heart of the home, perfect for hosting gatherings or simply enjoying quiet evenings by the fireplace. The re-fitted kitchen, complete with a utility area, offers a perfect space for culinary creations. The kitchen is fitted with shaker-style units with solid-wood worktops and finished with a Butler-style sink. Appliances include an electric oven, and four-ring gas hob with extractor over.

The stairwell leads to the first floor offering two generously proportioned double bedrooms, each offering a peaceful retreat at the end of the day, and the family bathroom. These rooms benefit from ample natural light, creating a bright and airy ambience. Agents Note: The neighbouring property has right of access through the garden.

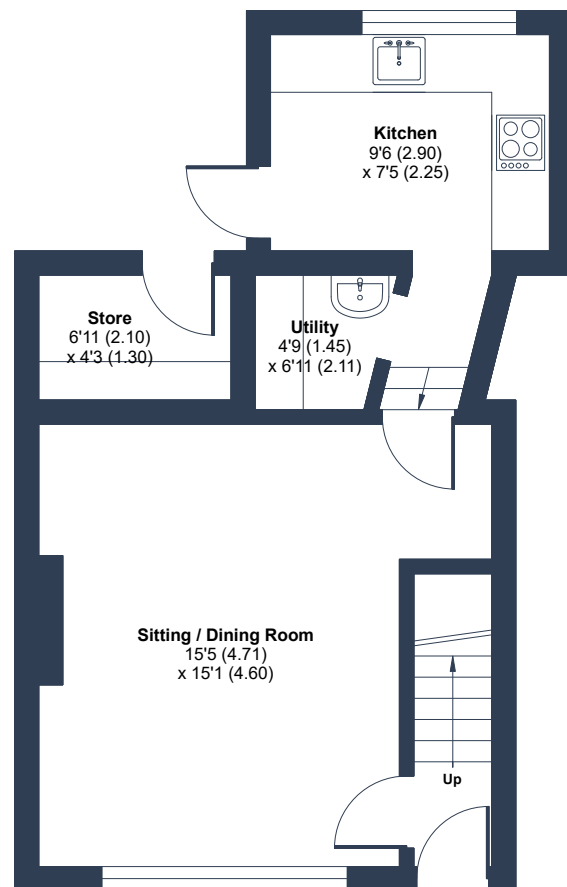


OUTSIDE

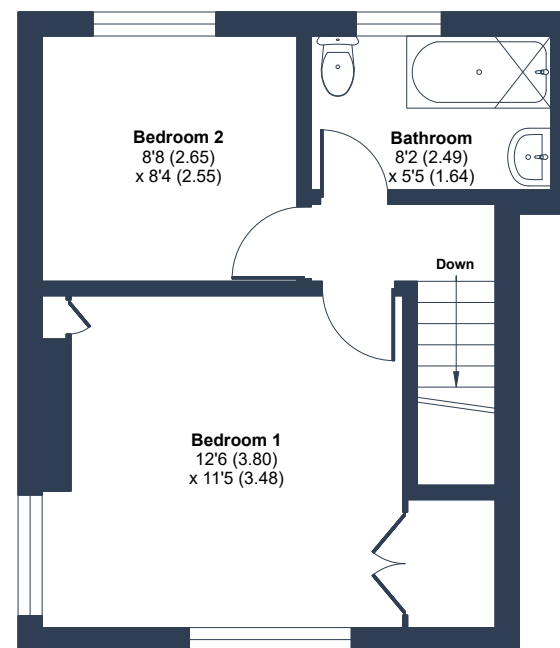
To the front of the property is a front garden enclosed by a low-level wall with footpaths leading to the front door and to the side of the house. To the rear is a 60ft west-facing rear garden, providing an outdoor sanctuary for enjoying alfresco dining, or simply soaking up the summer sunshine. Perfect for aspiring gardeners, there is storage in the form of a garden shed and rear storeroom attached to the house.

Conveniently located in the heart Billingshurst, residents benefit from easy access to a range of local amenities including shops, schools for all age groups, restaurants, public houses, and recreational facilities including a leisure centre with gym and swimming pool. The mainline railway station offers services to London/Victoria and south coast.





GROUND FLOOR



FIRST FLOOR

Approximate Area = 670 sq ft / 62.2 sq m

Store = 28 sq ft / 2.6 sq m

Total = 698 sq ft / 64.8 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). © nchecon 2025. Produced for Alex Harvey Estate Agents. REF: 1230951

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 - Grade II listed exempt.

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