



67 Nicholsfield

Loxwood, Billingshurst, West Sussex, RH14 0ST

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A spacious four-bedroom, link-detached family home, situated on a corner plot with integral garage and driveway parking. Located close to local amenities and within a short distance of Billingshurst mainline railway station.

- LINK-DETACHED HOUSE
- FOUR BEDROOMS
- PLENTY OF POTENTIAL
- WEST-FACING REAR GARDEN
- INTEGRAL GARAGE & DRIVEWAY
- POPULAR VILLAGE LOCATION



This rarely available link-detached home offers plenty of potential with surprisingly spacious and versatile accommodation arranged over two floors, set on a corner plot with a west-facing rear garden and integral tandem double garage.

The welcoming and spacious hallway provides access to the kitchen, sitting room, stairwell to the first floor, utility room and downstairs cloakroom. The kitchen is a generously proportioned space, offering the perfect canvas for someone to customize to their own taste, with a doorway into the outer porch area, and an internal door leading to the dining room. The dining room offers views across the rear garden and has double doors leading into the sitting room. This is a particularly generous room, with plenty of natural light from the sliding doors leading to the garden. The utility room offers a useful space, with space and plumbing for a washing machine.

The winding stairwell leads to the first-floor landing providing access to three double bedrooms, good-sized single room, airing cupboard, and family bathroom. All three double rooms have the benefit of built-in storage and the bathroom is fitted with a white suite and a separate corner shower cubicle.

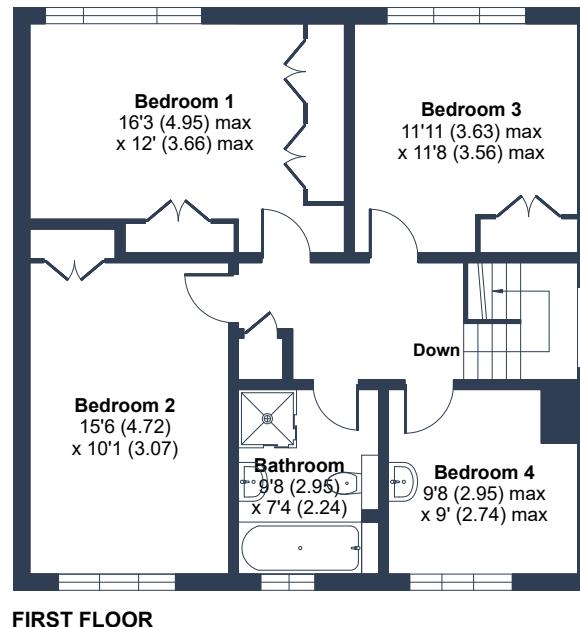
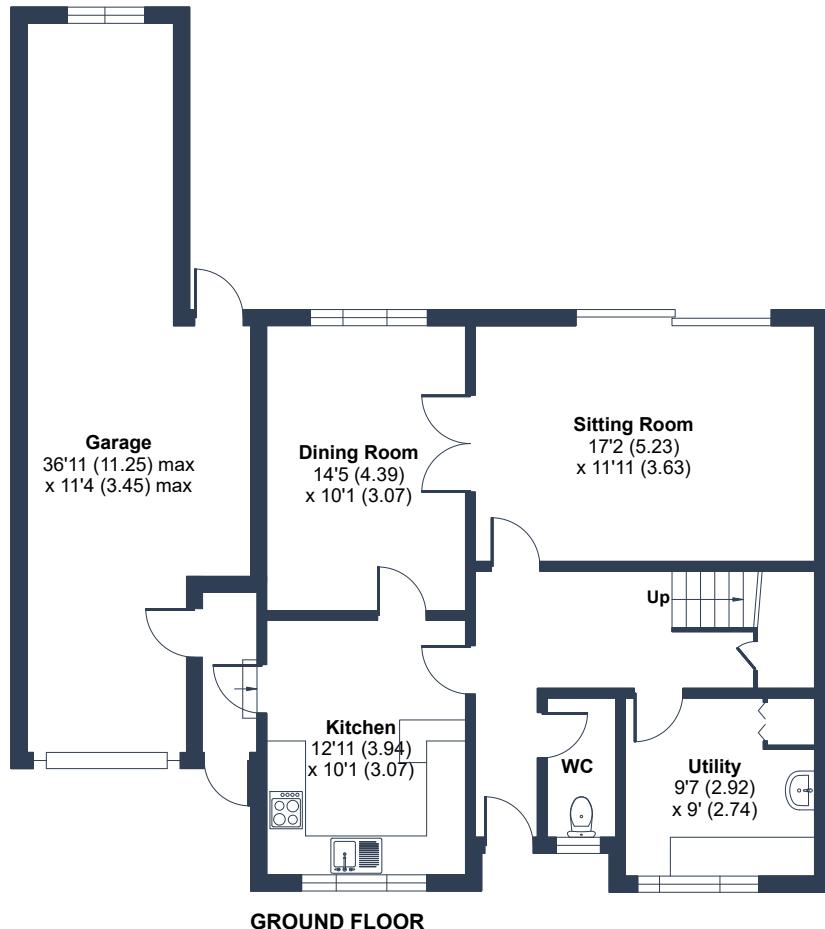


OUTSIDE

Set on a corner plot, this home is approached via a driveway which leads to the double, tandem garage with lighting and outer porch area. A side gate leads to the generous, west-facing rear garden, perfect for aspiring gardeners, mainly laid to lawn with raised beds suitable for flowers or vegetables, and a good-sized patio area, ideal for alfresco dining & entertaining.

Loxwood is a small village and civil parish with a thriving community, in West Sussex. The village has a church, medical practice, primary school, award winning butcher, well-reviewed public house, and a variety of sports clubs including cricket and football. Located around six miles from Billingshurst with shopping and mainline station offering services to London/Victoria and the south coast.





Approximate Area = 1558 sq ft / 144.7 sq m

Garage = 329 sq ft / 30.5 sq m

Total = 1887 sq ft / 175.3 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). © nchecom 2024. Produced for Alex Harvey Estate Agents. REF: 1221431

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, oil, water, and mains drainage are currently connected to the property.

Council Tax Band F. EPC - D.

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