



4 Henshaw Way

Billingshurst, West Sussex, RH14 9FP

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Alex Harvey
A passion for property

4 Henshaw Way

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

- FOUR BEDROOMS
- TWO BATHROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- WEST-FACING REAR GARDEN
- DETACHED SINGLE GARAGE AND DRIVEWAY
- CONVENIENT VILLAGE LOCATION



This conveniently located semi-detached home offers plentiful and versatile accommodation arranged over two floors with a detached single garage and driveway.

The welcoming hallway provides access to the downstairs cloakroom, stairwell to the first floor, kitchen/dining room, and the sitting room.

The open plan kitchen/dining room is a real highlight of this property with stylish yet practical wood-effect flooring and feature lighting. The kitchen is fitted with shaker-style units with complementing stone-effect worktops and finished with under-unit lighting. Appliances include a split-level double oven, five-ring induction hob with extractor over, and integrated washing machine and dishwasher. The carpeted sitting room is a lovely bright space with a bay window offering views to the front.

The winding stairwell leads to the first-floor landing with airing cupboard and access to two double bedrooms, two single bedrooms and the family bathroom. Bedroom one has a bay window, providing plenty of natural light, a built-in wardrobe and the convenience of a luxury en-suite shower room. One of the single rooms is currently being used as an office. The family bathroom has been fitted with a white suite comprising panelled bath with shower screen, and wall-mounted WC and basin.

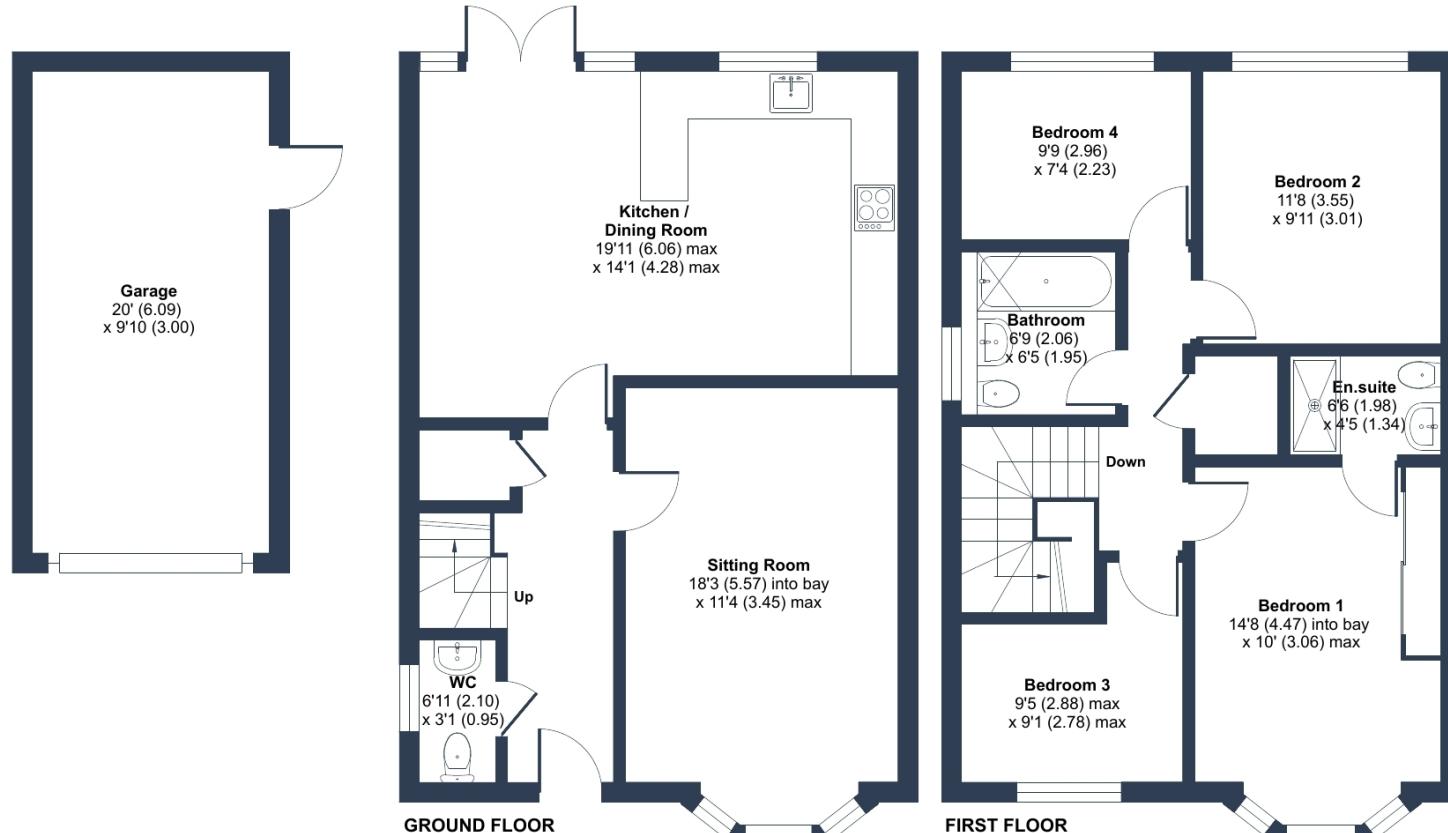


OUTSIDE

The property is approached via a footpath to the front door, and to the side is a driveway leading to the detached single detached garage with power & lighting. To the side of the property is an EV charging point and external sockets. A side gate leads to the west-facing rear garden which is mainly laid to lawn with a generous patio area which is perfect for alfresco dining and entertaining. There is access to the garage from here via a side door.

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 = 1192 sq ft / 110.7 sq m

Garage = 197 sq ft / 18.3 sq m

Total = 1389 sq ft / 129 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). © nichicom 2025. Produced for Alex Harvey Estate Agents. REF: 1369520

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-B. Agents Note: An annual service charge is payable for this property.

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