



14 Lakers Meadow

Billingshurst, West Sussex, RH14 9NP

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Alex Harvey
A passion for property

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A beautifully presented, two-bedroom, end-of-terrace home, situated on a mature plot with an east-facing rear garden, driveway and carport. Located in the heart of Billingshurst, close to local amenities and a short distance from the mainline railway station.

- TWO DOUBLE BEDROOMS
- REFITTED BATHROOM
- MODERN REFITTED KITCHEN
- CONSERVATORY
- DRIVEWAY AND CARPORT
- CENTRAL VILLAGE LOCATION



This conveniently located home is perfect as a starter home or a downsizer looking to move to the heart of the village and offers versatile accommodation with a low-maintenance garden.

The welcoming porch leads into the hallway, with a sizeable cupboard which used to be a cloakroom and could be reconverted. The kitchen, to the front of the property has been recently refitted with a variety of units with complementing wood-effect worktops and finished with contemporary tiling. Appliances include a Neff electric oven, induction hob with extractor over, and integrated fridge/freezer and dishwasher.

The spacious sitting/dining room offers a versatile space with an attractive, spiral staircase leading to the first floor and double doors leading into the garden room. The part-brick built garden room has a fully insulated tiled roof that ensures year-round enjoyment of the garden and views of the local church spire.

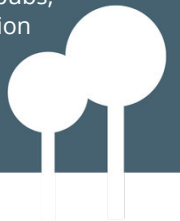
The spiral staircase leads to the first-floor landing which provides access to two double bedrooms and the modern bathroom. Bedroom two has far-reaching views across the village and a luxurious dressing room, which used to be an ensuite shower room that could be reconverted. The refitted bathroom has a white suite comprising panelled bath with shower and shower screen, close-coupled toilet, basin unit with storage under and is finished with floor to ceiling tiling.

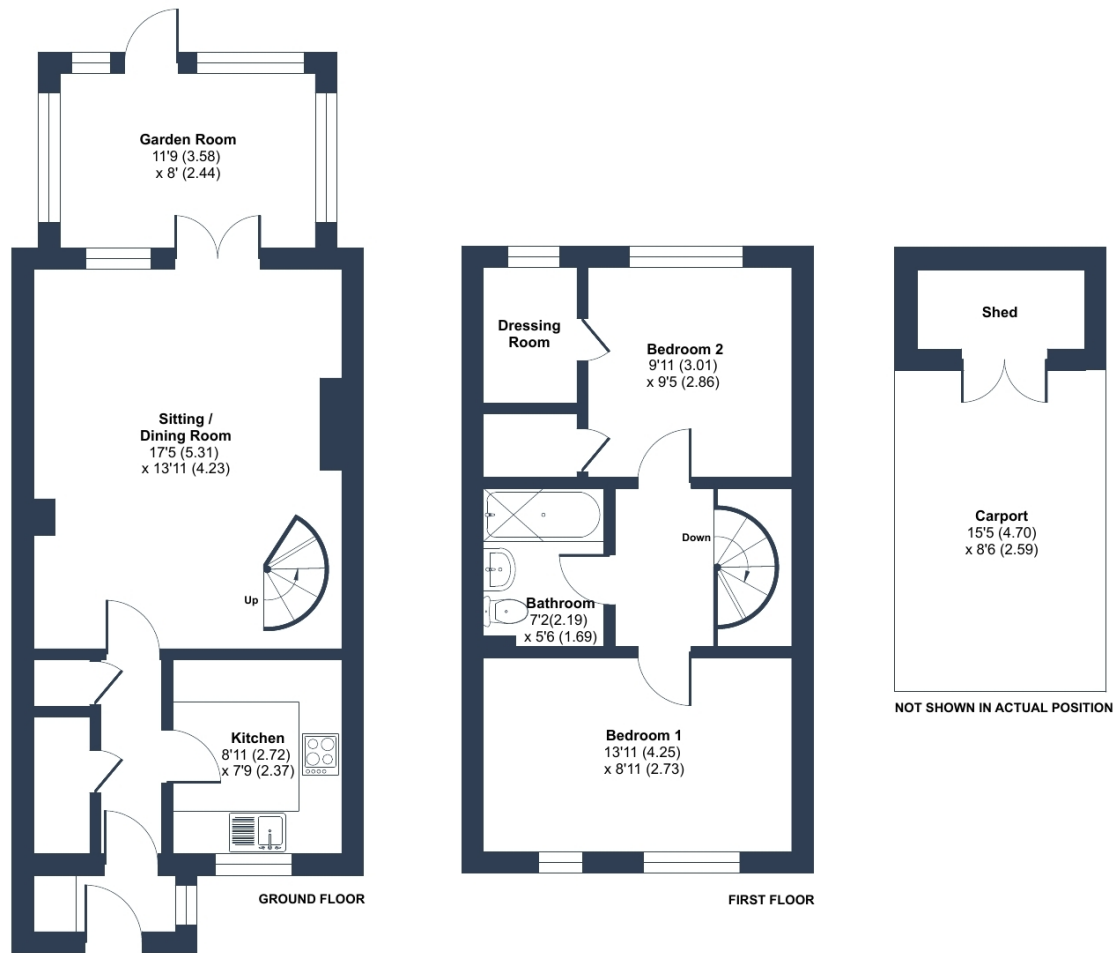


OUTSIDE

The property is approached via a pathway with a driveway to the right with an allocated parking space for one vehicle. The east-facing rear garden is a lovely, landscaped space with a generous patio area, perfect for alfresco dining, with steps down to an area of lawn and a summer house with power that could be used as a home office. There is a side gate that leads to the parking area, where this home has use of a carport with space for one car and a storage shed.

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.





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2026 Produced for Alex Harvey Estate Agents. REF: 1466088

Approximate Area = 872 sq ft / 81 sq m (excludes carport and shed)

For identification only - Not to scale

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

Council Tax Band D. EPC-E.

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

