



39 Forge Way

Billingshurst, West Sussex, RH14 9JQ

www.alexharveyestateagents.co.uk



Alex Harvey
A passion for property

39 Forge Way

A beautifully presented, three-bedroom mid-terraced home, situated on a mature plot with a south-east facing, landscaped rear garden. Located in the popular village of Billingshurst, close to local amenities, leisure centre and the mainline railway station.

- THREE DOUBLE BEDROOMS
- OPEN PLAN SITTING/DINING ROOM
- REFITTED KITCHEN
- CONSERVATORY
- SOUTH-EAST FACING GARDEN
- CONVENIENT VILLAGE LOCATION



The welcoming porch leads into the hallway which provides access to the dining room, kitchen, stairwell to the first floor and downstairs cloakroom.

The sitting room, accessed via the dining room, is a lovely bright space, located to the front of the property with a feature fireplace with an electric fire and modern mantel and hearth. The dining room is a versatile space with double doors leading into the conservatory. The conservatory has fitted blinds ensuring this space can be enjoyed all year round.

The kitchen is a real highlight of this property with plenty of natural light and stylish yet practical wood-effect flooring. The kitchen is fitted with modern units which extend to the area under the stairs which is now used as a drinks section with space for a wine cooler. Appliances include a split-level double oven and microwave, four-ring gas hob with extractor over, and integrated fridge/freezer, dishwasher and washer/dryer.

The stairwell leads to the first-floor landing with two airing cupboards and provides access to all three double bedrooms and family bathroom. Bedrooms one and two both have the benefit of built-in storage. The family bathroom is fitted with a white suite comprising panelled bath with shower and screen, and a built-in unit with a basin, WC, and storage.



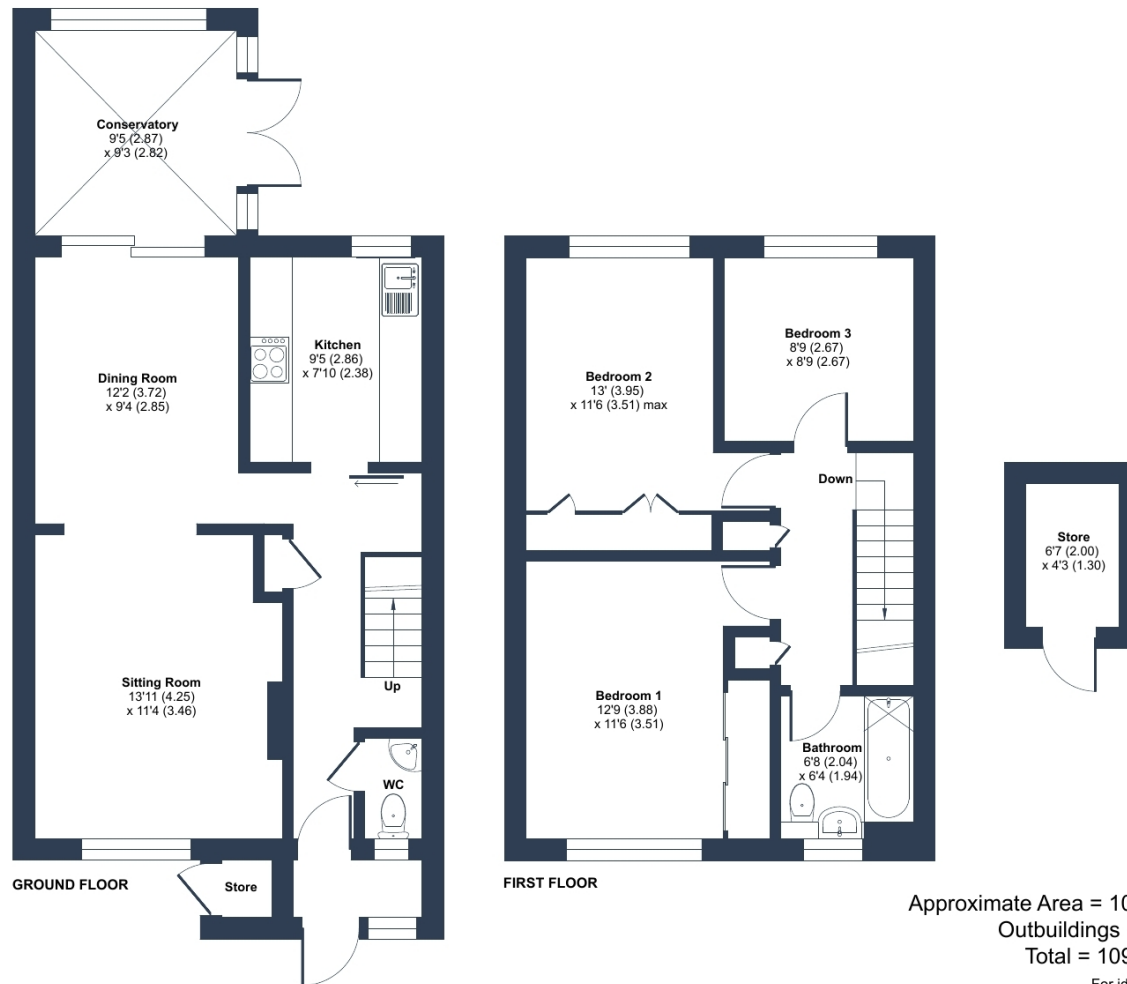
OUTSIDE

The property is approached via a shared footpath into the fenced front garden leading to the front porch. The rear garden is accessed via a shared pathway to the back. This garden is south-east facing and has been landscaped on two levels including an area of artificial lawn and a generous fenced in patio area, perfect for alfresco dining and summertime entertaining. A brick outbuilding provides useful garden essentials storage.



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). © nlcocom 2026. Produced for Alex Harvey Estate Agents. REF: 1437748

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 H. EPC-C.

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

