



181 Berrall Way

Billingshurst, Horsham, West Sussex, RH14 9PQ

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Alex Harvey
A passion for property

181 Berrall Way

A spacious five-bedroom family home, situated on a mature corner plot with detached tandem garage. Situated close to local amenities and within a short distance of Billingshurst mainline railway station.

- FIVE DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- SEPARATE UTILITY ROOM
- BEDROOM ONE WITH EN-SUITE
- CORNER PLOT REAR GARDEN



Nestled in a secluded corner of Penfold Grange, this spacious detached house would benefit from cosmetic improvements throughout. Boasting five double bedrooms and three reception rooms, this property offers an abundance of versatile living space, ideal for the needs of a modern family.

A highlight of this residence is the spacious kitchen/breakfast room, a perfect hub for culinary creativity and family gatherings, with plenty of natural light and practical yet stylish tiled flooring. The kitchen is fitted with traditional units with contrasting stone-effect worktops. Appliances include a split-level double oven, four-ring gas hob with extractor over and space with plumbing for a dishwasher. The separate utility room adds a touch of practicality with space & plumbing for a washing machine. The ground floor cloakroom provides convenience for both residents and guests alike.

Ascending the staircase, the first floor reveals the spacious bedroom one, complete with built-in wardrobes and an en-suite shower room for added comfort and privacy. There are four further double bedrooms, and the family bathroom is fitted with a white suite and finished with modern blue tiling.

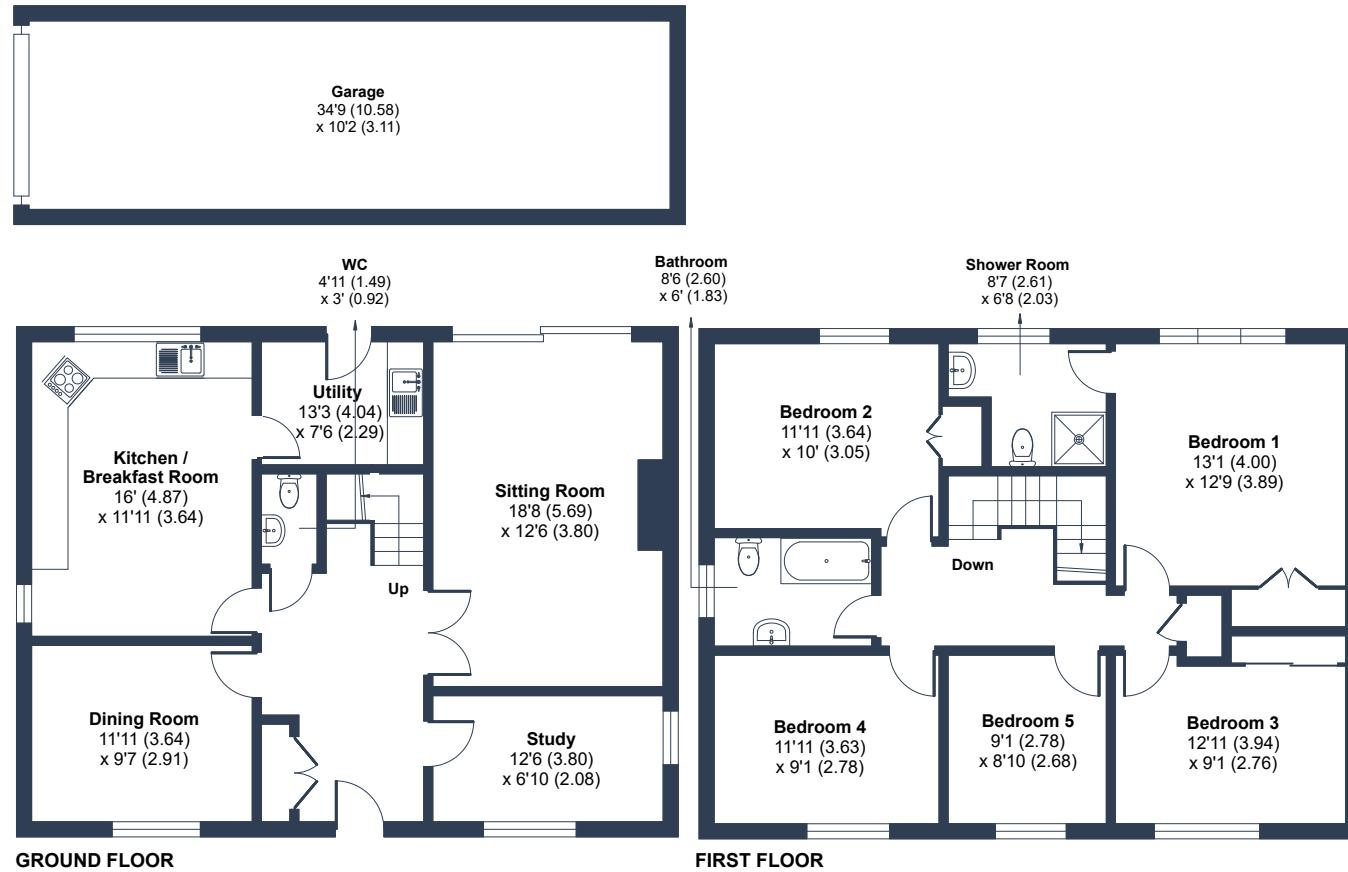


OUTSIDE

Outside the property has ample parking with a tandem garage and driveway, offering off road parking for two vehicles. Situated on a corner plot with a southwest-facing rear garden which is mainly laid to lawn with mature planting and paving leading to the side gate providing access to the driveway. The patio area offers space for garden furniture, ideal for al-fresco dining.

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/Victoria and to the south coast.





Approximate Area = 1776 sq ft / 164.9 sq m

Garage = 354 sq ft / 32.8 sq m

Total = 2130 sq ft / 197.7 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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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 G. EPC- D.

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