



# 10 Berrall Way

Billingshurst, West Sussex, RH14 9PG

[www.alexharveyestateagents.co.uk](http://www.alexharveyestateagents.co.uk)



**Alex Harvey**  
A passion for property

# 10 Berrall Way

A well appointed extended four bedroom semi-detached house, situated in the ever popular Penfold Grange. This spacious home offers versatile accommodation over three floors.

- FOUR BEDROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- SEPARATE UTILITY ROOM
- CONSERVATORY
- THREE BATH/SHOWER ROOMS
- DRIVEWAY PARKING



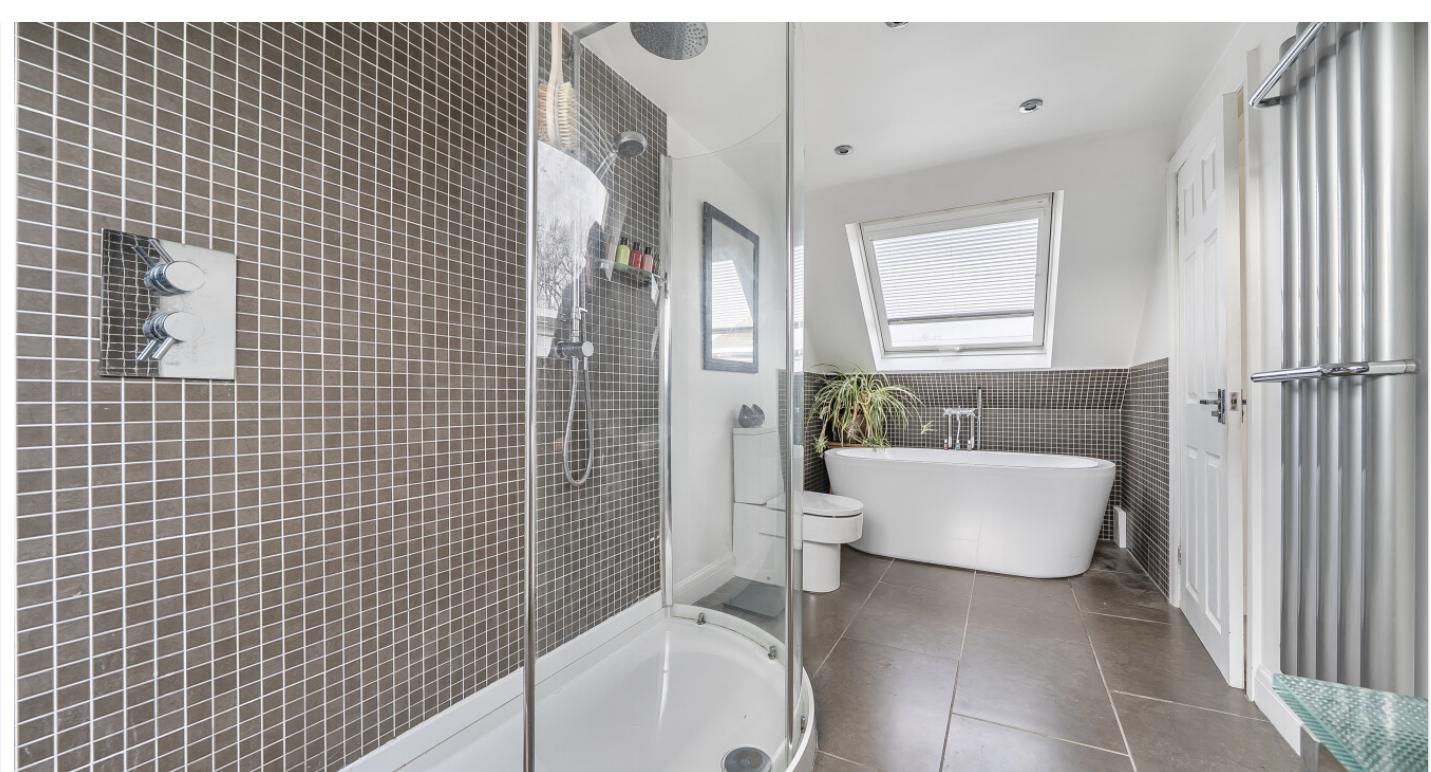
The front door opens into a welcoming and spacious entrance hall with doors to a ground floor cloakroom, kitchen/dining and sitting room. The sitting room overlooks the front garden. The open plan kitchen/dining room has been re-fitted and comprises of a range of white units with a contrasting dark worktop with breakfast bar. The built-in appliances include a gas hob with oven and grill below.

At the far end of the kitchen is a dining area, that provides access into a conservatory with pleasant views and access into the rear garden.

From the left hand side of kitchen is access into a snug, that was formerly an attached garage. This room also offers the potential to be used as a home office or a gym. To the rear of this room is access into a utility room with space and plumbing for a washing machine. Door to rear garden.

To the first floor are three bedrooms (bedroom two has an ensuite shower room) and a family bathroom.

To the second floor is a landing area with doors into the bedroom one and an impressive double aspect en-suite bath/shower room. The main bedroom is double aspect and has built-in wardrobes and eaves storage. The en-suite bath/shower has a large walk-in shower and a feature freestanding bath.



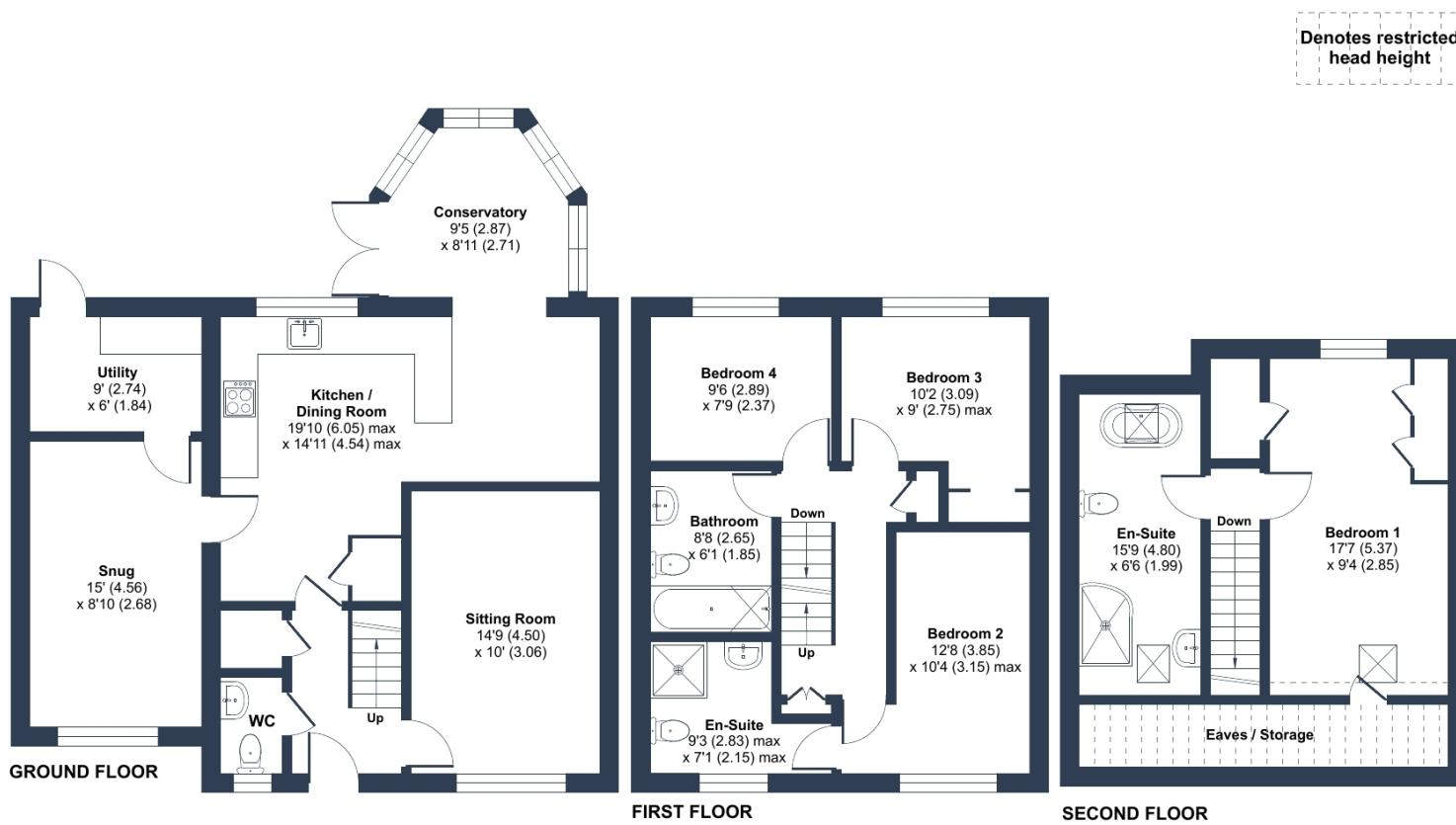
## OUTSIDE

To the front of the property is an area of driveway parking, giving way to an area of garden. To the side of the house is gated access into a landscaped rear garden with various seating areas.

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. Further sporting facilities include tennis club, football and cricket clubs.

The high street has a variety of shops, medical facilities, butchers, bakery, cafés, pubs, and restaurants. There is a mainline station with frequent services into London and the south coast.





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Alex Harvey Estate Agents. REF: 1402307

Approximate Area = 1568 sq ft / 145.6 sq m

Limited Use Area(s) = 80 sq ft / 7.4 sq m

Total = 1648 sq ft / 153 sq m

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

Council Tax Band E. EPC-C.

**Viewings by appointment only** - Please contact Alex Harvey Estate Agents on **01403 784110**  
or email [alex@alexharveyestateagents.co.uk](mailto:alex@alexharveyestateagents.co.uk) | [www.alexharveyestateagents.co.uk](http://www.alexharveyestateagents.co.uk)