



16 Holders Close

Billingshurst, West Sussex, RH14 9HL

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Alex Harvey
A passion for property

16 Holders Close

A well-appointed, three-bedroom end of terrace house situated toward the end of a cul-de-sac, with allocated parking. Located within the heart of Billingshurst village, close to local amenities including the schools, shops and mainline railway station.

- THREE BEDROOMS
- OPEN PLAN SITTING/DINING ROOM
- KITCHEN WITH FITTED APPLIANCES
- GROUND FLOOR CLOAKROOM
- BEDROOM ONE WITH EN-SUITE
- ALLOCATED PARKING



The accommodation to the ground floor comprises of an entrance hall with wood flooring, and stairs to the first floor.

Doors lead into the kitchen, ground floor cloakroom, and the sitting/dining room.

The kitchen is situated to the front of the house and has a range of both eye level and waist height storage. Below the contrasting worktops there is a built-in cooker with a gas hob and an electric oven and grill below. In addition, there is a built-in fridge/freezer. In addition, there is space with plumbing for a freestanding washing machine and dishwasher.

The bright and spacious, open plan sitting/dining room is situated to the rear of the property and has a continuation of the wood flooring and double doors that lead out into the rear garden.

To the first floor is a landing area with access into a partly boarded loft space, doors to all three bedrooms and the family bathroom. Bedroom one has the benefit of built-in wardrobe space and an en-suite shower room.

The family bathroom has been fitted with a white suite comprising panelled bath, low-level WC, pedestal handwash basin and finished with modern white tiling.



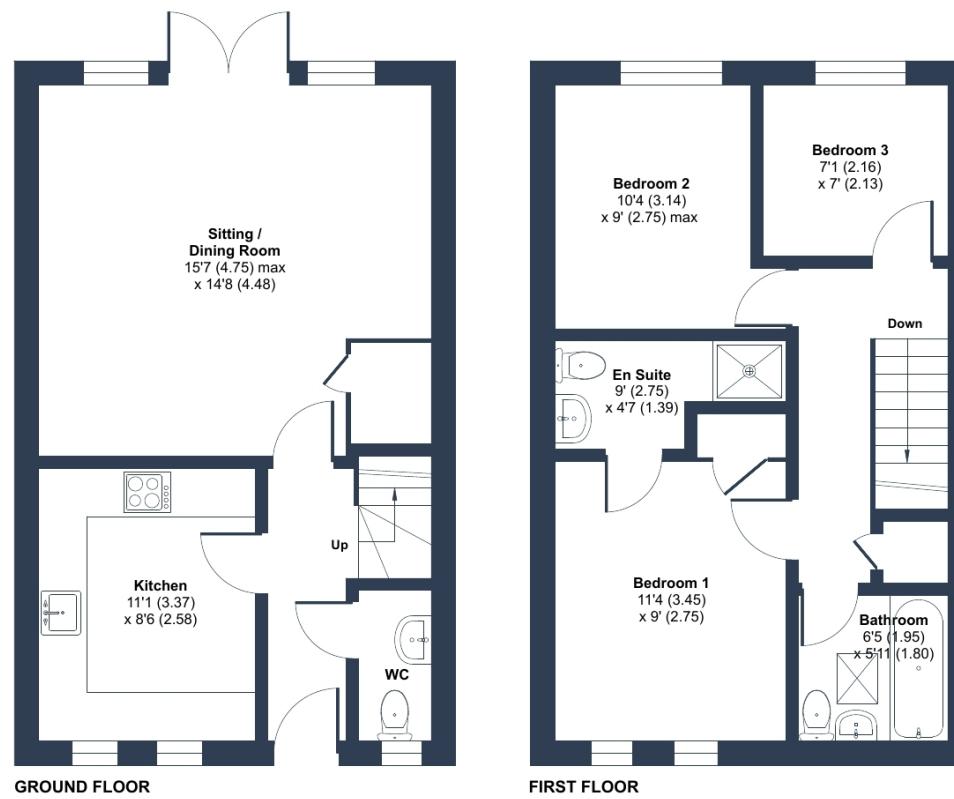
OUTSIDE

To the rear of the property is an area of decking, that leads to a landscaped garden with a variety of mature shrubs. To the rear is a gate that leads to an allocated parking space.

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. Nearby are excellent dog walks and Jubilee Fields with cricket club and sporting facilities.

The high street has a variety of shops, medical facilities, community centre, butchers, bakery, cafés, pubs, and restaurants. The mainline railway station offers services to London and to the south coast.





Approximate Area = 846 sq ft / 78.5 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). © nichecom 2025. Produced for Alex Harvey Estate Agents. REF: 1382848

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 D. EPC-C. 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