



# 16 Blackthorn Avenue

Billingshurst, West Sussex, RH14 9GW

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A well-appointed, three-bedroom end of terrace house with solar panels, situated on a modern development with a private rear garden, allocated parking space and an attached single garage. Located in Billingshurst, close to the mainline railway station and local amenities including the schools and shops.

- THREE BEDROOMS
- TWO BATH/SHOWER ROOMS
- MODERN KITCHEN
- GROUND FLOOR CLOAKROOM
- ATTACHED SINGLE GARAGE
- POPULAR VILLAGE LOCATION





This conveniently located family home offers surprisingly versatile and well-proportioned accommodation arranged over two floors, set on a mature plot with an attached single garage and a single allocated parking space.

The welcoming hallway provides access to the stairwell leading to the first floor, sitting room, kitchen and downstairs cloakroom.

The kitchen, located to the front of the property, is a lovely bright room and has practical yet stylish tiled flooring. The kitchen is fitted with shaker-style units with stone-effect worktops and is finished with under-unit lighting. Appliances include a range-style cooker with four-ring gas hob and a chimney-style extractor overhead, integrated dishwasher and fridge/freezer, and a freestanding washing machine.

The spacious sitting room has plenty of natural light from the window and double doors leading out to the garden, as well as a convenient under-stairs cupboard providing useful storage.

The stairwell leads to the first-floor landing which provides access to two double bedrooms, a good-sized single room and the family bathroom. Bedroom one has the benefit of built-in wardrobes and a luxury en-suite shower room.

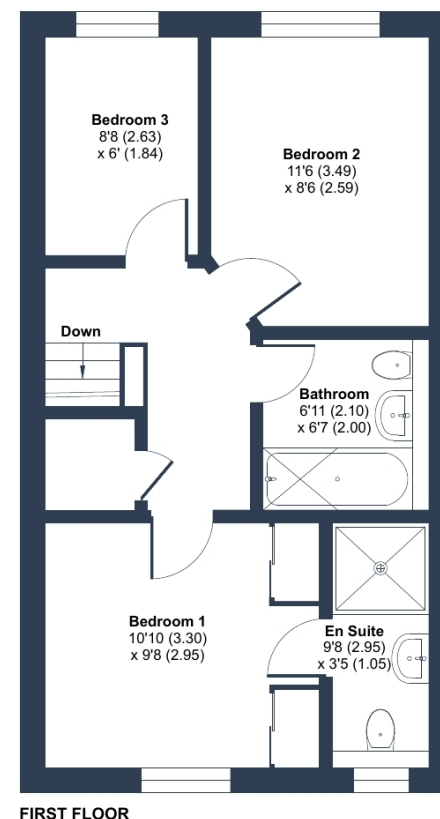
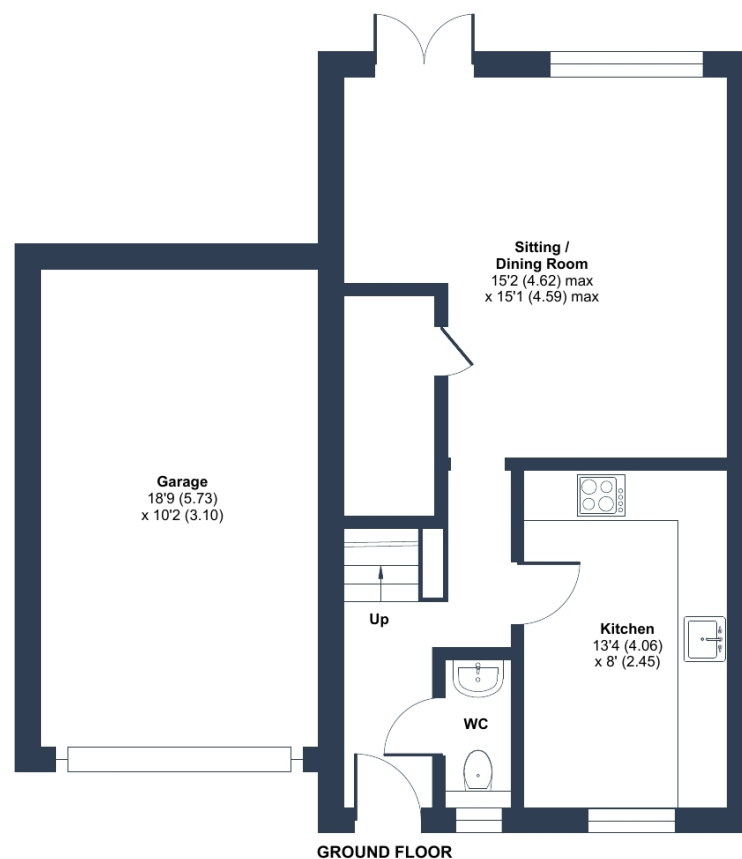


## OUTSIDE

The property is approached via a footpath leading to the covered front door, to the side of the property is the attached single garage with power & lighting. Around the back of the garage block is the allocated parking space and a side gate leading into the private and fully fenced rear garden. The low-maintenance garden is mainly laid to lawn with a raised flower bed and patio area across the rear of the property, with the addition of an outside tap.

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.





Approximate Area = 876 sq ft / 81.3 sq m  
Garage = 193 sq ft / 17.9 sq m  
Total = 1069 sq ft / 99.3 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). © nlichecom 2026. Produced for Alex Harvey Estate Agents. REF: 1400514

**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, solar panels, mains gas, water and mains drainage are currently connected to the property.  
Council Tax Band D. EPC-B. Agents Note: An annual estate service charge is payable for this property.

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