



## 8 Forge Way

Billingshurst, West Sussex, RH14 9LL

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**Alex Harvey**  
A passion for property

# 8 Forge Way

A well-proportioned four-bedroom detached home, in need of some modernisation, situated on a mature plot with a c100ft north-west facing rear garden and driveway parking. Conveniently located in Billingshurst, close to the high street and a short distance from the mainline railway station.

- FOUR BEDROOMS
- CONSERVATORY
- DRIVEWAY PARKING
- c100FT REAR GARDEN
- VILLAGE LOCATION
- NO ONWARD CHAIN



This surprisingly spacious detached home offers plentiful and versatile accommodation, in need of some cosmetic updating, and has a delightful, north-west facing rear garden that is approximately 100ft in length.

The welcoming hallway provides access to the downstairs cloakroom, study, sitting room, and the dining room which in turn leads into the kitchen and the conservatory. The study to the front of the property is ideal for those working from home and provides access to the store which is the remainder of the original garage. The bright and spacious sitting room has built-in storage and a feature fireplace. The dining room has double sliding doors into the conservatory and leads to the kitchen.

The kitchen is a good size, with plenty of natural light ready for the kitchen of your dreams. The kitchen is currently fitted with a variety of units including a breakfast bar. Appliances include a split-level double oven, electric hob with extractor over, dishwasher and an integrated fridge/freezer. The conservatory is a lovely bright space with underfloor electric heating and air conditioning for year-round enjoyment.

The central stairwell leads to the first-floor landing which provides access to three double bedrooms, a good-sized single bedroom and the bathroom. Bedroom one has the luxury of built-in wardrobe units.



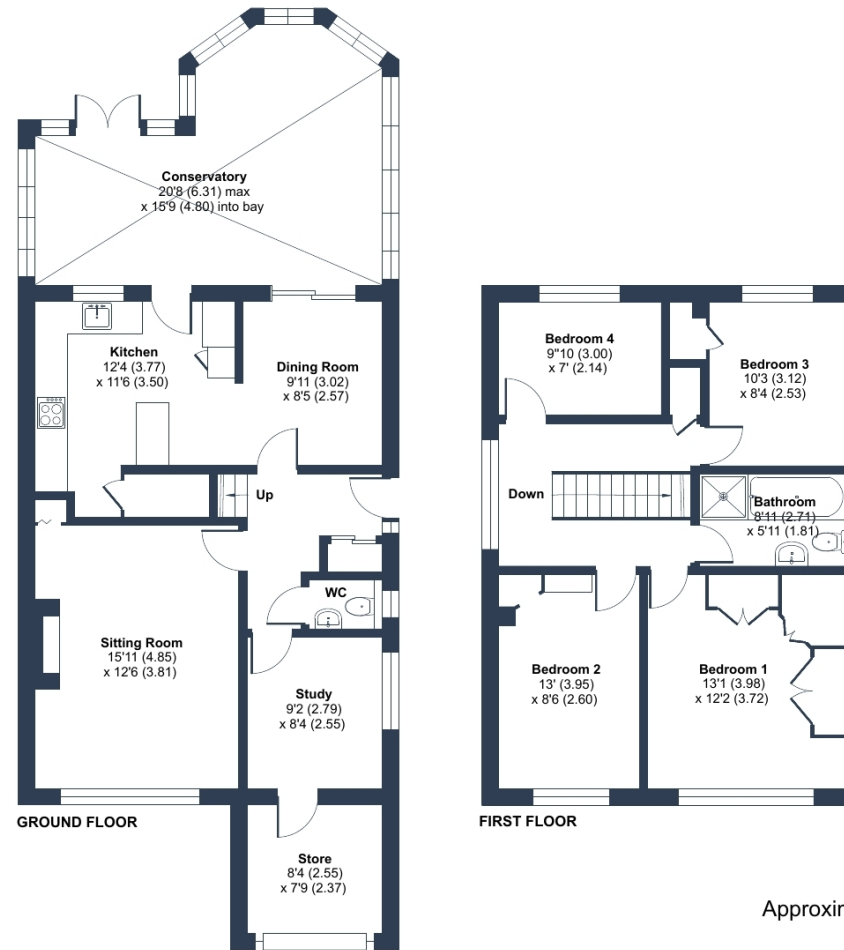
## OUTSIDE

The property is approached via a block-paved driveway, with parking for several vehicles. A side gate leads down the side to the north-west facing rear garden, a real highlight of this home, measuring at around 100ft.

The fenced garden is mainly laid to lawn with mature planting. There is a patio across the width of the conservatory providing the ideal space for alfresco dining and summertime entertaining.

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 = 1513 sq ft / 140.5 sq m  
 Store = 64 sq ft / 5.9 sq m  
 Total = 1577 sq ft / 146.4 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). © nlcocom 2026. Produced for Alex Harvey Estate Agents. REF: 1441749

**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 E. EPC-D.

**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)

