



4 Cedar Cottages

Newbridge Road East, Billingshurst, West Sussex, RH14 9LP

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Alex Harvey
A passion for property

4 Cedar Cottages

A beautifully presented, three/four-bedroom semi-detached home, situated on a mature plot with a generous south-west facing garden and ample driveway parking. Conveniently located in the popular village, Billingshurst, close to local amenities and a short distance from the mainline railway station.

- THREE/FOUR BEDROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- SEPARATE UTILITY ROOM
- SOUTH-WEST FACING REAR GARDEN
- SUMMER HOUSE AND WORKSHOP
- AMPLE DRIVEWAY PARKING

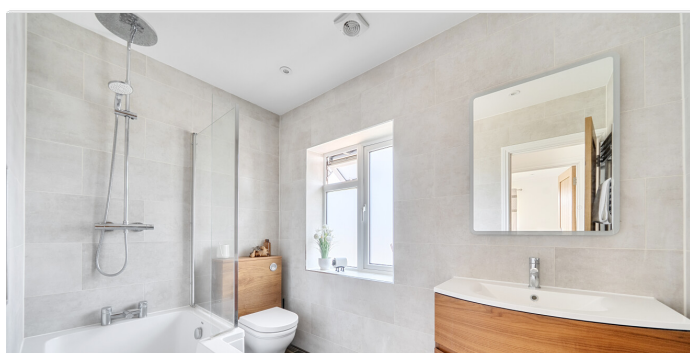


This extended and improved, semi-detached home offers plentiful and versatile accommodation with a south-westerly rear garden.

The welcoming hallway provides access to the sitting room, kitchen/dining room and family room/third bedroom. The sitting room has stylish wood-effect flooring and a feature fireplace with wood burner and solid-wood mantel.

The dual aspect kitchen/dining room is a real highlight of this home with plenty of natural light and lantern ceiling. The kitchen is fitted with shaker-style units with contrasting stone worktops including an island with breakfast bar. Appliances include a range-style cooker with extractor over, an integrated dishwasher and space for an American-style fridge/freezer. The attached utility room has space with plumbing for a washing machine and provides access to the downstairs cloakroom. The family room, to the front of this home, is currently used as a spacious third bedroom.

The stairwell leads to the first-floor landing which provides access to two double bedrooms, a single bedroom and the family bathroom. Bedroom one has the luxury of a walk-in-wardrobe which in turn leads to the ensuite shower room. The modern family bathroom has been fitted with a shower bath, toilet, and a wall-hung basin unit with storage. A space saver staircase leads up to the loft space and eaves storage.

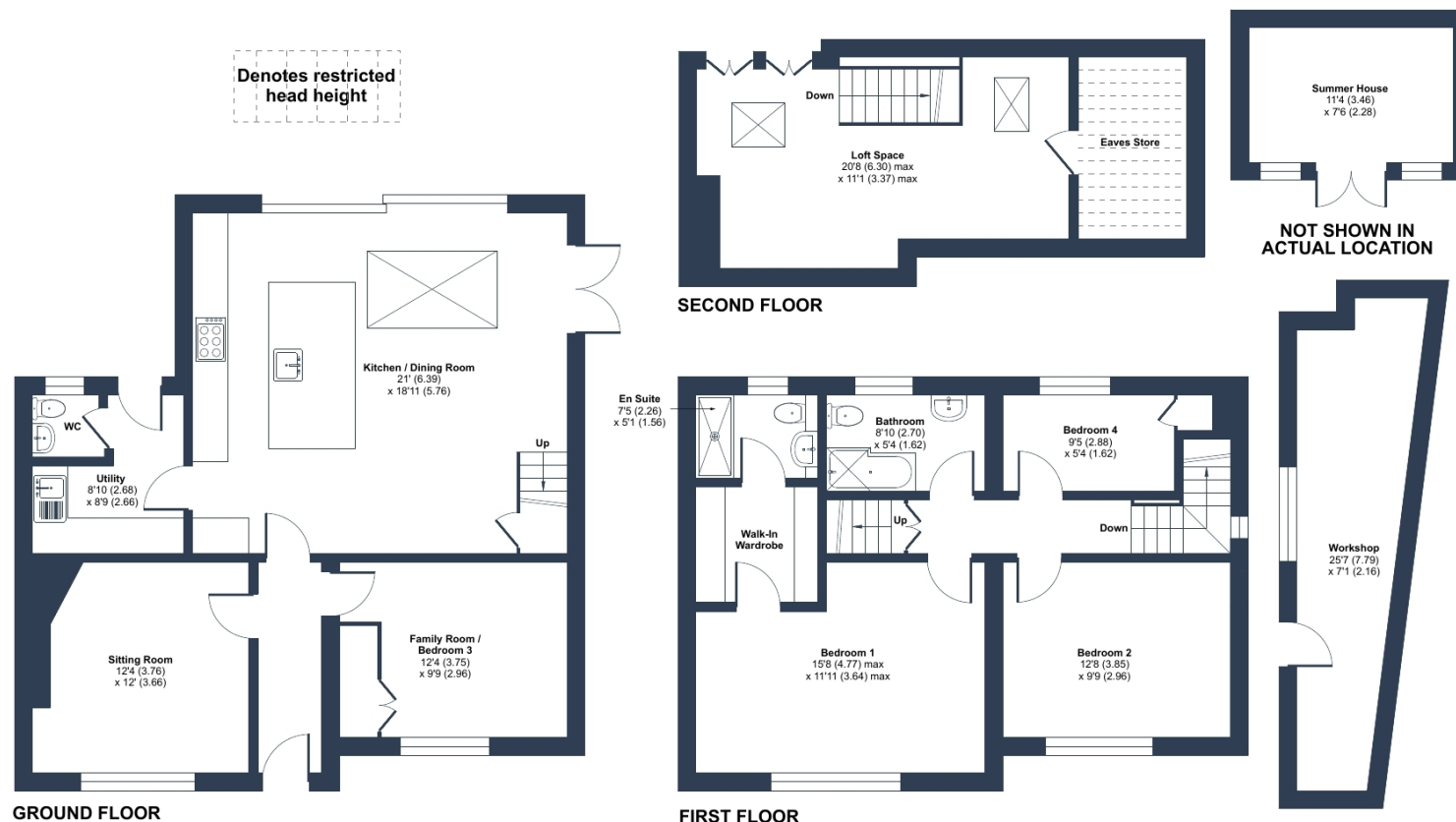


OUTSIDE

The property is approached via a gated, gravelled driveway with ample parking. A side gate leads to the rear-garden with a coveted south-west aspect, making it ideal for aspiring gardeners. The garden has been landscaped with an area of lawn and a perfectly positioned patio providing the perfect space for alfresco dining and summertime entertaining. There is a summerhouse with power & lighting and a 25'7 x 7'1 workshop for storage.

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 = 1622 sq ft / 150.6 sq m
 Limited Use Area(s) = 65 sq ft / 6 sq m
 Outbuildings = 233 sq ft / 21.6 sq m
 Total = 1920 sq ft / 178.2 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: 1487653

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 C, however this could be subject to change. EPC-C.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110** or email **alex@alexharveyestateagents.co.uk** | **www.alexharveyestateagents.co.uk**