



173 Berrall Way

Billingshurst, West Sussex, RH14 9PQ

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Alex Harvey
A passion for property

173 Berrall Way

An impressive, six-bedroom detached home situated on a mature plot with extensive driveway parking. Located in the ever-popular Penfold Grange development, close to the local amenities and a short distance from Billingshurst mainline railway station.

- SIX DOUBLE BEDROOMS
- FOUR BATH/SHOWER ROOMS
- OPEN PLAN KITCHEN/BREAKFAST ROOM
- UTILITY AND STUDY
- 21' x 17'5" GAMES/FAMILY ROOM
- DRIVEWAY PARKING



A beautifully presented detached home offering plentiful and versatile accommodation arranged over three floors and set on a mature plot with plenty of parking.

The spacious and well-balanced ground floor offers a recently converted games room, study, downstairs cloakroom, sitting room, separate dining room, and open plan kitchen/breakfast room with an attached utility. The triple aspect sitting room is a lovely space with feature fireplace including a wood burner with slate hearth. The dining room is flooded with natural light from the bay window and has stylish yet practical wood-effect flooring.

The open plan kitchen/breakfast room is a particular feature of this property with tiled flooring and a lantern roof, providing plenty of light. The kitchen is fitted with a variety of units with contrasting stone-effect worktops and a central island breakfast bar with solid wood worktop. Appliances include split level double oven and microwave, five-ring gas hob with extractor over, and an integrated dishwasher. The utility room provides space with plumbing for a washing machine and dryer.

The central stairwell leads to the part-galleried first-floor landing which leads to four double bedrooms with built-in storage, airing cupboard, and a family bathroom. Bedroom three has en-suite shower room, and bedroom two benefits from a walk-through dressing area leading to the en-suite. The stairwell continues to the second floor with two further double bedrooms, one of which has a luxury ensuite bathroom with separate shower cubicle.



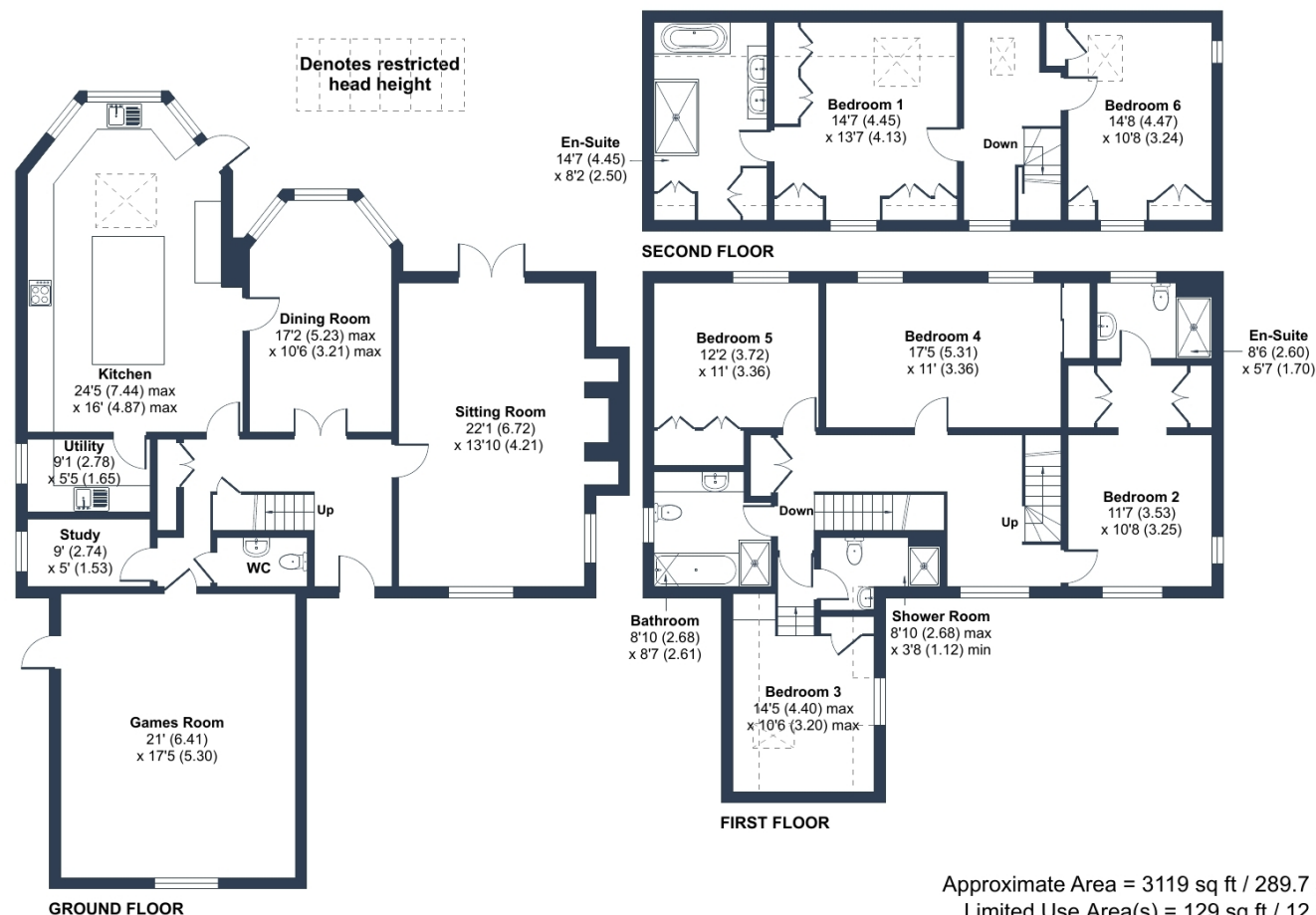
OUTSIDE

To the front of the property is parking for 4/5 vehicles. Double gates to the right hand side of the house then lead into a landscaped part-walled rear garden with paved patio area, ideal for alfresco dining. Giving way to an area of lawn with a children's play area with bark chippings.

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.





Approximate Area = 3119 sq ft / 289.7 sq m
 Limited Use Area(s) = 129 sq ft / 12 sq m
 Total = 3248 sq ft / 301.7 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). © nitchecom 2025. Produced for Alex Harvey Estate Agents. REF: 1249458

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 G. EPC-C.

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