



27 Berrall Way, Billingshurst - RH14 9PQ

Guide Price £495,000

 **Henry Adams**
estate agents

27 Berrall Way, Billingshurst

- A well presented three bedroom and three bathroom family home close to village centre and all amenities
- Sitting / dining room with French doors opening to garden
- Home office
- Kitchen / breakfast room with integrated appliances and access to garden
- Three bedrooms
- Family bathroom and two en-suites
- Delightful west facing courtyard style garden with access to garage and parking
- Integrated Bose speakers in sitting room, kitchen and garden
- On desirable Penfold Grange Estate
- Billingshurst Primary Academy, The Weald and Billingshurst main line station all within walking distance

This well presented three bedroom, three bathroom semi detached house is ideally situated on the highly sought after Penfold Grange Estate, offering convenient access to the village centre and all local amenities. The property provides spacious and flexible accommodation, making it an excellent choice for families.

The welcoming entrance hall leads to a bright and airy sitting and dining room, featuring French doors that open directly to the garden, creating a perfect space for relaxation and entertaining. The modern kitchen and breakfast room is fitted with integrated appliances and also offers direct access to the garden, making it ideal for family meals and gatherings. A dedicated home office provides a quiet space for working from home or study. Upstairs, there are three well proportioned bedrooms, including a principal suite and a guest bedroom, both with en-suites, as well as a contemporary family bathroom. Integrated Bose speakers in the sitting room, kitchen and garden add a touch of luxury and enhance the home entertainment experience.

The property is within walking distance of Billingshurst Primary Academy, The Weald School and Billingshurst main line station, making it a practical location for families and commuters alike.

The delightful west facing courtyard style garden is designed for low maintenance living and year round enjoyment. This private outdoor space offers a perfect setting for al fresco dining, relaxing or entertaining friends and family, with direct access to the garage and allocated parking. The garden also benefits from integrated Bose speakers, allowing you to enjoy music or podcasts while spending time outdoors.

Mature planting and well maintained borders provide a pleasant outlook and a sense of seclusion. The garage offers useful storage space for bikes, garden equipment or additional belongings, while the parking area ensures convenience for residents and guests. The property's position within the Penfold Grange Estate provides a peaceful setting, with attractive communal areas and easy access to open countryside for walks and outdoor activities.

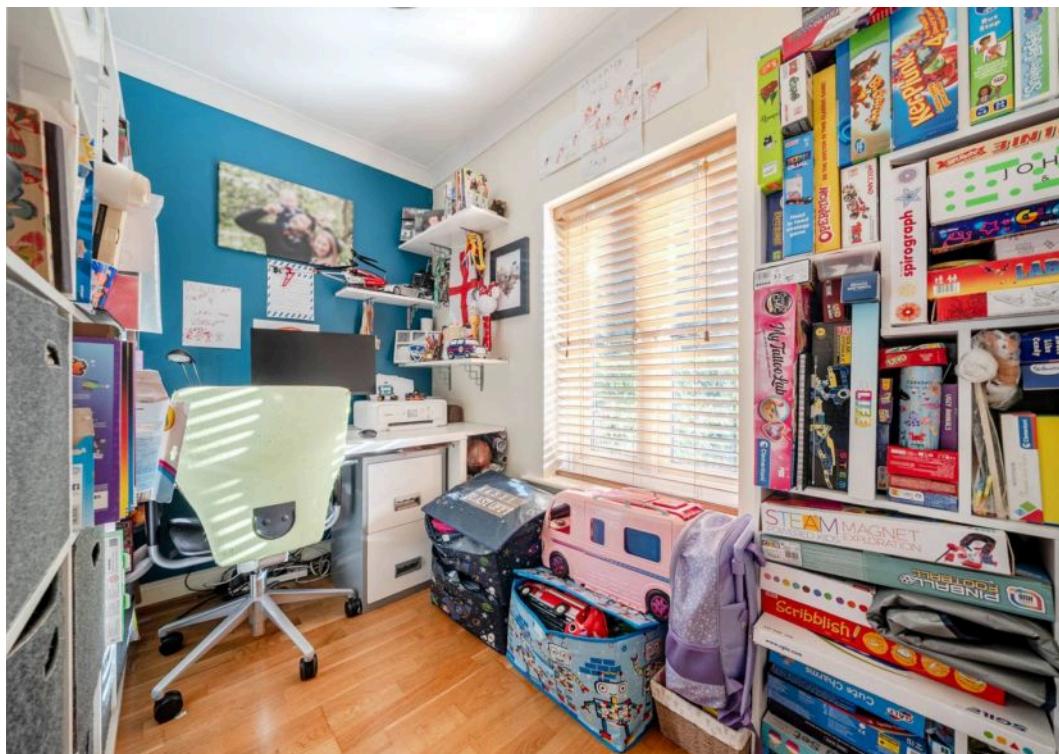
Billingshurst is a thriving large village in the heart of West Sussex and surrounded by some fine countryside with a main line station to London (Victoria approximately 65 minutes) and the South Coast. Highly sought after schools in the locality from infant to sixth form with the Billingshurst Primary Academy School and then The Weald Community School. Leisure facilities with the Football Club, Cricket Club, tennis and bowls clubs, leisure centre with gym and swimming pool are all nearby. The centre, with its good range of shopping facilities including Sainsburys and Lidl, restaurants, pubs, library, post office, doctors' surgery, churches and bus services. The village provides good links with both Horsham and Gatwick International Airport. There is an abundance of history dating back to Roman times and many countryside walks on your doorstep.

Council Tax band: E

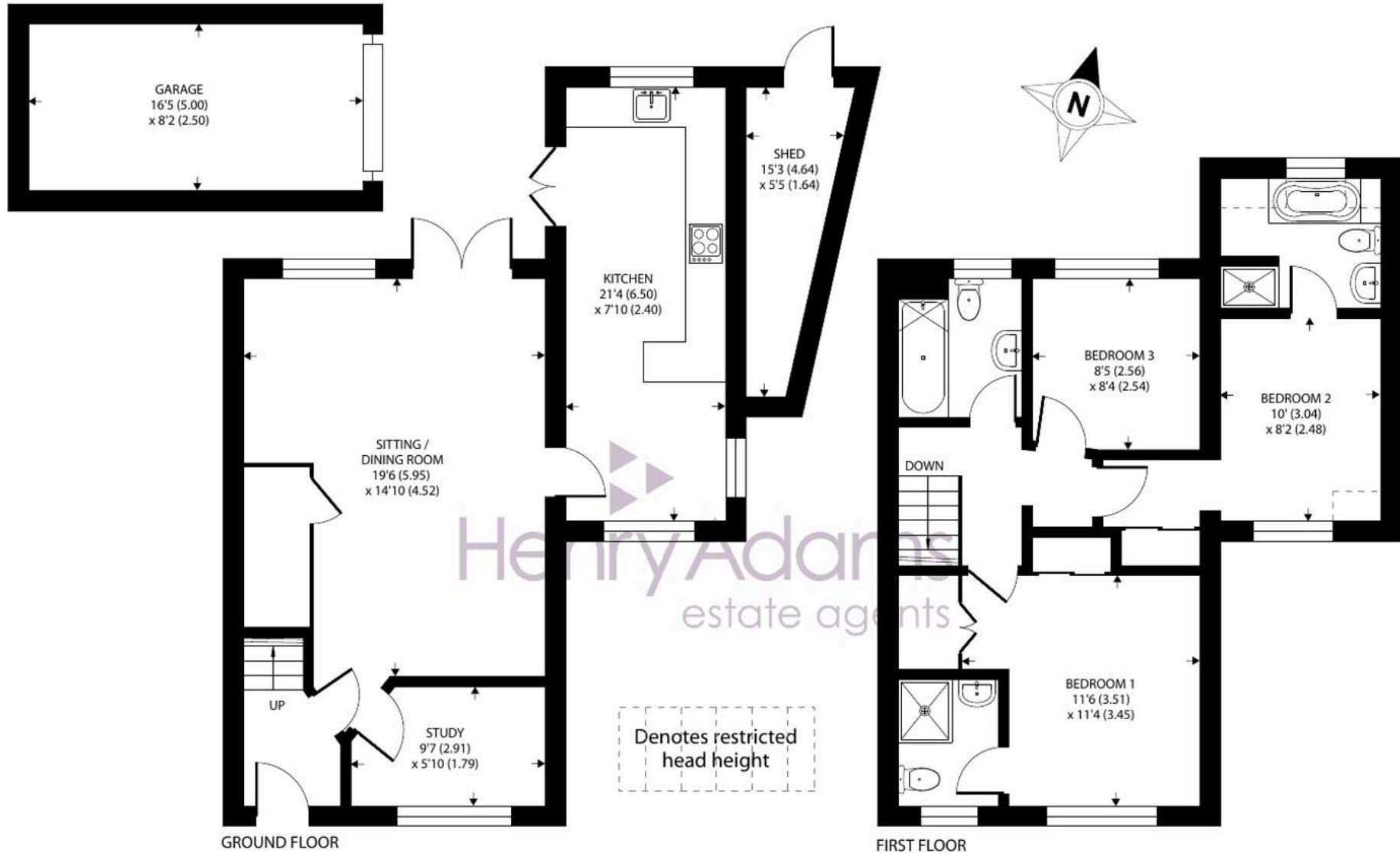
Tenure: Freehold

EPC Energy Efficiency Rating: C









Approximate Area = 1084 sq ft / 100.7 sq m

Limited Use Area(s) = 8 sq ft / 0.7 sq m

Garage = 135 sq ft / 12.5 sq m

Outbuilding = 56 sq ft / 5.2 sq m

Total = 1283 sq ft / 119.1 sq m







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Agents Note - Our particulars are for guidance only 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. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. 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, system or appliance. Please ask if you would like further information, especially before you travel to the property.