



1 Meadow Close, Billingshurst - RH14 9FU

Guide Price £350,000

 **Henry Adams**
estate agents

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- Entrance Hall with ground floor cloakroom and large storage cupboard
- Sitting room with French doors to garden and large under stairs storage cupboard
- Kitchen with integrated fridge / freezer, oven, hob and dishwasher, washer / dryer
- Main bedroom with fitted wardrobe and en-suite shower room
- Second double bedroom and family bathroom
- Driveway parking for two vehicles
- Generous garden with patio area and storage shed
- NO FORWARD CHAIN

This beautifully presented two bedroom semi detached house offers a thoughtfully designed interior, ideal for modern living. Upon entering the property, you are welcomed by a spacious entrance hall featuring a ground floor cloakroom and a large storage cupboard, providing practical solutions for every-day organisation. The sitting room is both inviting and functional, with French doors that fill the space with natural light and a generous under stairs storage cupboard for added convenience. The contemporary kitchen is well appointed with integrated appliances, including a fridge freezer, oven, hob, dishwasher, and washer dryer, making it a pleasure to prepare meals and entertain guests.

Upstairs, the main bedroom benefits from a fitted wardrobe and a stylish en suite shower room, creating a private retreat. The second double bedroom is equally well proportioned and is served by a modern family bathroom, ideal for guests or family members.

Additional features include driveway parking for two vehicles (ensuring ease of access at all times) and a generous garden with a patio area and storage shed. Offered to the market with no forward chain, this property represents an excellent opportunity for buyers seeking a move-in ready home in a sought after location. The combination of high quality finishes, ample storage, and well considered layout ensures comfortable and practical living throughout. This property is perfect for professionals, couples, or small families looking to enjoy a well maintained and stylish home with excellent amenities close by especially the main line railway with good connections to London and the South Coast. Early viewing is highly recommended to fully appreciate the quality and appeal of this attractive property.

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: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C









Approximate Area = 816 sq ft / 75.8 sq m

For identification only - Not to scale



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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.