



1 Kenilworth Place, Billingshurst - RH14 9UB

Guide Price £475,000

1 Kenilworth Place, Billingshurst

- Beautifully presented home within easy reach of the amenities of the village and a short walk from Billingshurst main line station to London and the South Coast
- Sitting room with gas fire and bay window
- Ground floor cloakroom
- Kitchen / dining room with French doors to garden, space for washing machine and integrated fridge and freezer
- Main bedroom with dressing area and en-suite shower room
- A further double bedroom and single bedroom or ideal home office
- Family bathroom
- South facing rear garden with patio area, access to side of property
- Garage and driveway parking

This beautifully presented three bedroom semi detached house offers an exceptional opportunity to enjoy contemporary living within easy reach of village amenities and just a short walk from Billingshurst main line station, providing direct links to London and the South Coast.

The welcoming entrance hall leads to a spacious sitting room, featuring a charming bay window and a stylish gas fire, creating a perfect space for relaxing or entertaining guests. The modern kitchen and dining room is thoughtfully designed with French doors (opening to the garden), ample space for a washing machine and dishwasher, and integrated fridge and freezer, making it ideal for family meals or social gatherings. A convenient ground floor cloakroom adds to the practical layout of the home. Upstairs, the main bedroom benefits from a dressing area and a contemporary en-suite shower room, offering a private retreat. The second bedroom is a well-proportioned double, while the third bedroom provides flexibility as a single room or an ideal home office for those working remotely. The family bathroom serving the additional bedrooms. Additional features include gas central heating, double glazing, and a neutral, tasteful décor throughout, ensuring the property is ready to move into.

The enclosed rear south facing garden has large patio area ideal for entertaining and the property also has a garage and driveway parking for two vehicles, providing secure and convenient storage and parking solutions. This attractive home combines comfort, style, and convenience, making it an excellent choice for families, professionals, or anyone seeking a well-appointed property in a desirable location. Early viewing is highly recommended to appreciate all that this superb home has to offer.

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

EPC Environmental Impact Rating: C









Approximate Area = 952 sq ft / 88.4 sq m
 Garage = 161 sq ft / 14.9 sq m
 Total = 1113 sq ft / 103.3 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.