



Pine Close, Billingshurst RH14 9NL



THE PROPERTY A well presented three bedroom family home set in a quiet cul de sac in the heart of Billingshurst. The property is set over two floors and comprises; entrance hallway, spacious lounge with log burner and staircase, modern kitchen with a range of appliances and partition wall offering a separate dining area, and door leading out to the rear garden. To the upstairs are three bedrooms, two doubles and a good sized single room all with the benefit of built in storage cupboards. The stylish shower room and separate WC completes the property. The property is offered on an unfurnished basis and available for occupation November 2024.

OUTSIDE To the front of the property is driveway parking for a number of cars along with the garage. The large rear garden offers a pleasant outlook and also includes the useful outbuilding which includes heating and power and could be used as an office, gym or playroom.

Disclaimer – The Landlord may consider selling the property in 6-12 months.



Total Approximate Floor Area

941.69 SQ FT

Viewing arrangements by
appointment through :

Brock Taylor
01403 272002
horshamlettings@brocktaylor.co.uk



Approximate total area⁽¹⁾
941.69 ft²
87.49 m²

Reduced headroom
14.66 ft²
1.36 m²

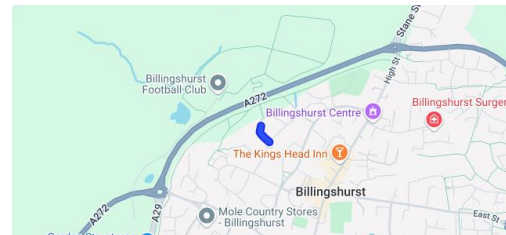
(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Map Location



EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		

Brook Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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Buses
6 mins walk



Shops
Sainsburys 3 min walk



Trains
Billingshurst 0.9 miles
Horsham 8.7 miles



Sport & Leisure
Billingshurst leisure center: 0.9 miles



Airport
Gatwick
Miles 22 miles



Schools
The Weald: 0.9 miles



Broadband
Up to Mbps



Roads
M23
19.8 miles



Council Tax
Band D