



**Rhodes Way
Billingshurst, RH14 9ZL**

**Asking Price Of
£370,000**

**01403 272022
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**



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THE LOCATION

The property is set at the end of a cul-de-sac, within this sought after development, only a few minutes walk from Billingshurst's vibrant High Street, that offers a Sainsbury's, good range of local shops, restaurants, pubs and the Billingshurst Community Centre, as well as being a few minutes walk from a large children's play area too. Billingshurst also features a main line station, with a direct service to London Victoria (via Horsham), Bognor Regis & Portsmouth Harbour. The village also features The Weald Secondary School and Billingshurst Primary Academy, with good access to schools in neighbouring villages too. The market town of Horsham is approximately 7.5 miles from the house and offers an extensive range of shops, bars, restaurants, an Everyman Cinema & The Capitol Theatre.

ACCOMMODATION SUMMARY

Tenure: Freehold

The property offers good-sized accommodation, arranged across two floors which is approached through an entrance hall, with the stairs and a downstairs cloakroom, with a contemporary white suite. The hall leads to a spacious living room, with walk-in under stairs storage cupboard and a large picture window overlooking the front garden. To the rear of the property there is a modern fitted kitchen/diner, equipped with a good range of modern floor and wall mounted units, an

integrated hob, oven, fridge/freezer, washing machine and dishwasher. The first floor features access to the insulated loft space (that could offer potential for conversion STPP), two double bedrooms, an en suite shower room and modern white bathroom suite.

GARDENS & PARKING

The property is set at the end of a cul-de-sac, and features a secluded rear garden, with a generous paved patio that has ample space for a table and chairs, or outdoor sofa and barbecue or pizza oven. This leads to an area laid to faux lawn, with a defined flower bed and an area of raised timber planters, with decked edging that has been used as a productive area, and planted with a range of fruits and vegetables, although also interspersed with a number of flowering plants. A bespoke timber outbuilding measuring 4.35 x 1.93 metres has been created, to provide extensive storage or offering potential to be converted to a number of other uses. In addition, a side walk-in storage cupboard was created that would be ideal for storing bikes and/or sporting items and extends to over 6m in depth. The garden is enclosed to all sides, by a combination of fencing and a high brick retaining wall. In addition, the owner has planted a number of fruit trees to the external flank of this wall to provide additional screening.





Buses

5 minute walk



Shops

Sainsbury's Local
10 minute walk



Trains

Billingshurst
1.3 miles



Airport

Gatwick
21.8 miles



Roads

M23
14.6 miles



Sport & Leisure

Billingshurst Leisure Centre
1.3 miles



Rental Income

£1,500 pcm
Rental Yield – 4.7%



Schools

Billingshurst Primary
The Weald



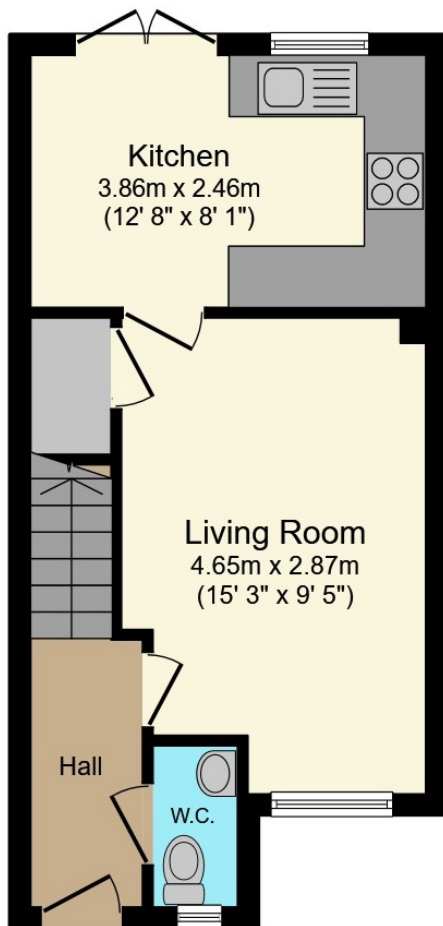
Broadband

Up to 150 Mbps

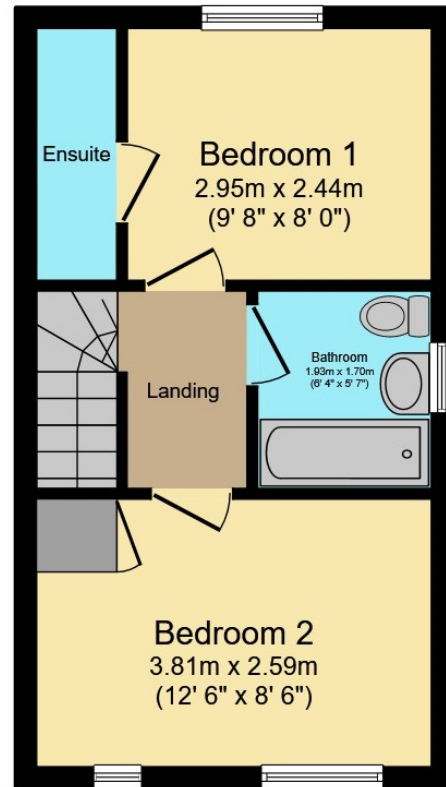


Council Tax

Band D

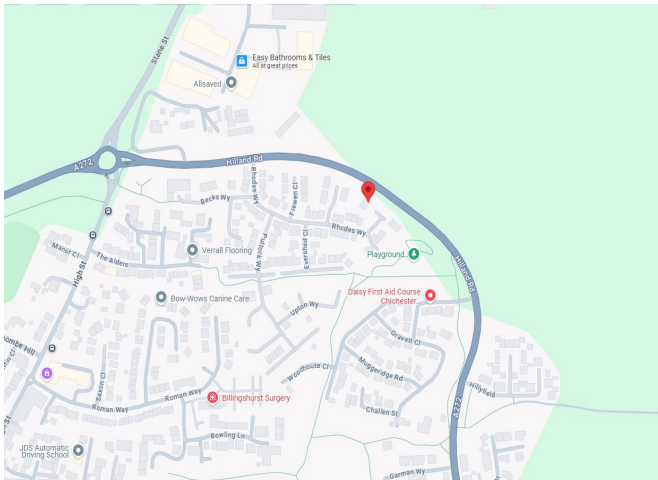


Ground Floor



First Floor

Map Location



Total Approximate Floor Area

623 sq ft / 58 sq m

EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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Brock 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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