



169 Berrall Way

Billingshurst, West Sussex, RH14 9PQ

www.alexharveyestateagents.co.uk



Alex Harvey
A passion for property

169 Berrall Way

A three-bedroom, semi-detached house in need of some cosmetic updating, with allocated parking and a garage en-bloc. Located in the heart of Penfold Grange in Billingshurst, close to local amenities and a short distance from the mainline railway station.

- THREE BEDROOMS
- TWO BATH/SOWER ROOMS
- GROUND FLOOR CLOAKROOM
- TWO BATHROOM/SOWER ROOMS
- GARAGE EN-BLOC
- ALLOCATED PARKING



This fabulously located semi-detached home offers surprisingly spacious accommodation, in need of some cosmetic improvements, with a good-sized garden and garage en-bloc.

The spacious and welcoming hallway provides access to the stairwell to the first floor, downstairs cloakroom, kitchen, and the sitting room. The kitchen, at 14' 2 x 10' 1 is a generous space ready for you to fit the kitchen of your dreams. The kitchen is currently fitted with a variety of units with stone-effect worktops and finished with feature tiling. Appliances include an electric oven, four-ring gas hob with extractor over, and space with plumbing for a washing machine, dishwasher and space for a fridge/freezer. From the kitchen is the dining room with sliding doors leading into the garden. The dual aspect sitting room, located to the front of the property, is a lovely bright room with plenty of natural light, offers a feature fireplace and double doors accessed from the hallway.

The winding stairwell leads to the first-floor landing providing access to two double bedrooms, a good-sized single room, airing cupboard, and family bathroom. Bedrooms one and two have built-in wardrobes, with bedroom one also having an ensuite shower room. The family bathroom, in need of some modernisation, is currently fitted with a white suite comprising panelled bath with shower, WC, and pedestal basin.

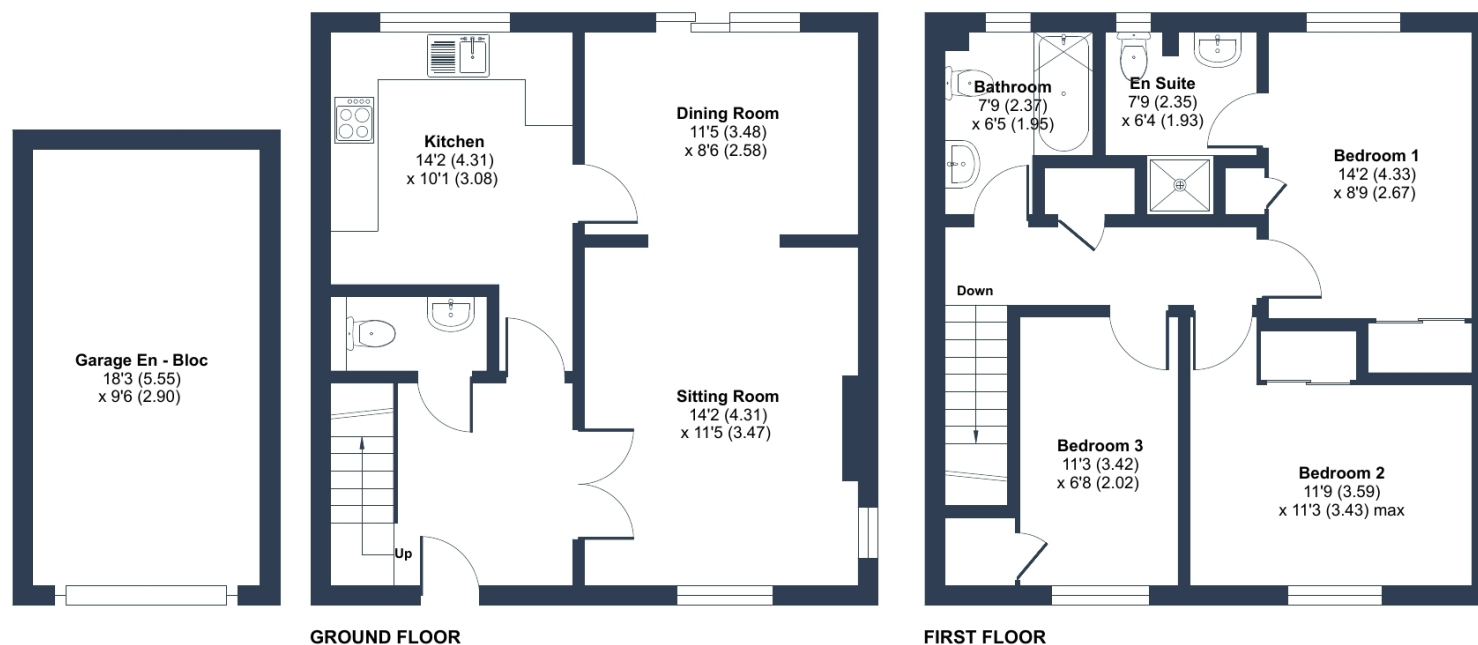


OUTSIDE

The property is approached via a paved pathway with a lawned front garden. Accessed from the rear, the back garden is ideal for aspiring gardeners, currently mainly laid to lawn and enclosed with fencing and the side of the garage. The en-bloc garage has power and lighting, making this a useful, extra space. A pathway leads to the patio across the back of the property which offers the perfect space for alfresco dining and entertaining.

Billingshurst is a thriving village offering a wealth of facilities, all a short distance away, including schools for all age groups and leisure centre with gym and swimming pool. The high street has a variety of shops, medical facilities, butchers, bakery, cafés, pubs, and restaurants. The mainline railway station offers services to London and to the south coast.





Approximate Area = 1016 sq ft / 94.3 sq m
 Garage = 173 sq ft / 16 sq m
 Total = 1189 sq ft / 110.3 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Alex Harvey Estate Agents. REF: 1363275

Agents Notes: Measurements, areas and distance are only approximate. These are to only be used for guidance 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. Photographs may include views of the local area and lifestyle shots. 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 linked to the property, system or appliance.

Services

Electricity, gas, water and mains drainage are currently connected to the property.
 Council Tax Band E. EPC-D.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110**
 or email alex@alexharveyestateagents.co.uk | www.alexharveyestateagents.co.uk

