



The Gables

Little East Street, Billingshurst, West Sussex, RH14 9PN

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Alex Harvey
A passion for property

The Gables

A conveniently located three-bedroom detached bungalow, situated on a mature plot with driveway parking and plenty of scope for improvement (STPP). Located in the popular village of Billingshurst, close to local amenities and a short distance from the mainline railway station.

- DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- TWO BATH/SHOWER ROOMS
- WEST-FACING REAR GARDEN
- POTENTIAL TO EXTEND/IMPROVE (STPP)
- CONVENIENT VILLAGE LOCATION



This surprisingly spacious, double-fronted bungalow in need of some modernisation, offers plenty of scope for improvements and to make this home your own.

The welcoming hallway provides access to the kitchen, sitting room, cloakroom, conservatory, three double bedrooms and family bathroom.

The kitchen, in need of some renovations, offers the opportunity to install the kitchen of your dreams with an attached utility room. The kitchen is currently fitted with a variety of units with stone-effect worktops and has space with plumbing for a dishwasher.

The dual aspect sitting room is a generous space has a feature open fireplace with brick surround and stone mantel and hearth. To the rear of the property is the sizeable conservatory with heating and ceiling fan, enabling year-round enjoyment.

To the right from the hallway are the sleeping quarters, with three double bedrooms and the family bathroom. All of the bedrooms have built-in wardrobes.

Bedroom one has the benefit of an en-suite shower room with a white suite comprising low-level WC, bidet, pedestal basin, and corner shower cubicle.

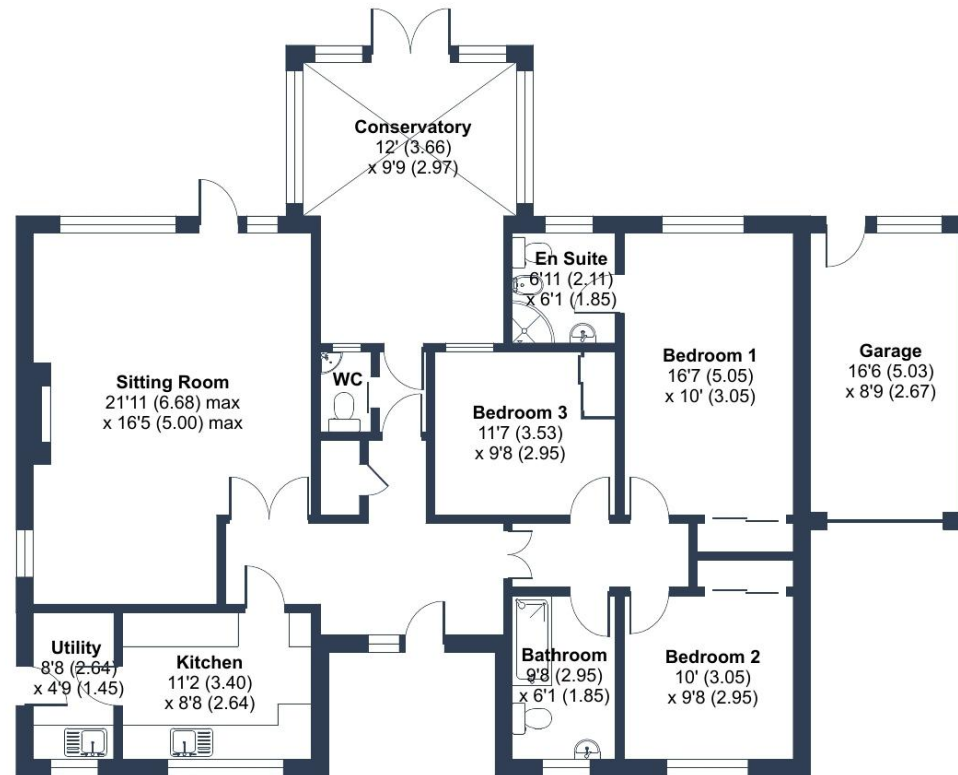


OUTSIDE

The property is approached via a footpath with lawned front garden, to the side is a driveway with parking for one vehicle leading to the single garage. A side gate leads to the west-facing rear garden which is mainly laid to lawn with mature flower beds, trees, shrubbery, patio area, and two garden sheds for storage. The area of private road to the front is the responsibility of the owner and must allow access for the owners of the two subsequent properties.

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.





GROUND FLOOR

Approximate Area = 1431 sq ft / 133 s
 Garage = 139 sq ft / 13 s
 Total = 1645 sq ft / 152.8 s
 For identification only - Not to

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Alex Harvey Estate Agents. REF: 1323793

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, mains gas, solar panels for hot water, water and mains drainage are currently connected to the property.
 Council Tax Band F. 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

