



34 Luxford Way

Billingshurst, West Sussex, RH14 9PA

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Alex Harvey
A passion for property

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Situated in the highly sought-after Penfold Grange estate, this immaculately maintained end of terrace home offers stylish presentation and exceptional living space. Originally built as a three-bedroom property, it has been thoughtfully reconfigured into an extremely spacious two-bedroom home.

- TWO DOUBLE BEDROOMS
- ORIGINALLY A THREE BEDROOM HOME
- OPEN PLAN GROUND FLOOR LAYOUT
- IMMACULATELY PRESENTED
- PART-WALLED GARDEN
- DRIVEWAY PARKING FOR TWO



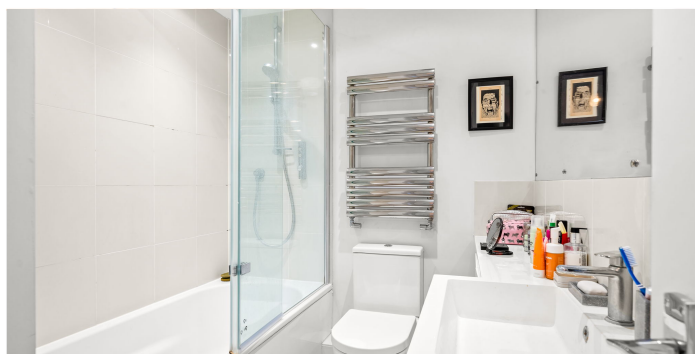
Upon entering, you are welcomed into a bright and generous open plan sitting room, dining area and kitchen, creating a seamless and inviting hub for modern living. Throughout the property, upgraded chrome radiators add a sharp and contemporary finish.

The open plan kitchen, with views onto the garden, is fitted with oak cabinets, granite worktops, and finished with under-unit lighting. Appliances include electric oven, gas hob with extractor hood, integrated fridge/freezer, dishwasher, washing machine and built-in microwave.

The dining area, with double doors opening into the garden, provides ample space for entertaining, while the downstairs WC offers everyday convenience.

The converted garage further enhances the ground floor, providing a versatile space that can serve as a third bedroom, an additional reception room, a home office or playroom. The remaining garage space functions as a practical garden store.

Upstairs, the property boasts two superbly proportioned double bedrooms, airing cupboard, and bathroom. The second bedroom was originally two separate rooms and could easily be reverted to a three-bedroom layout if that were required.

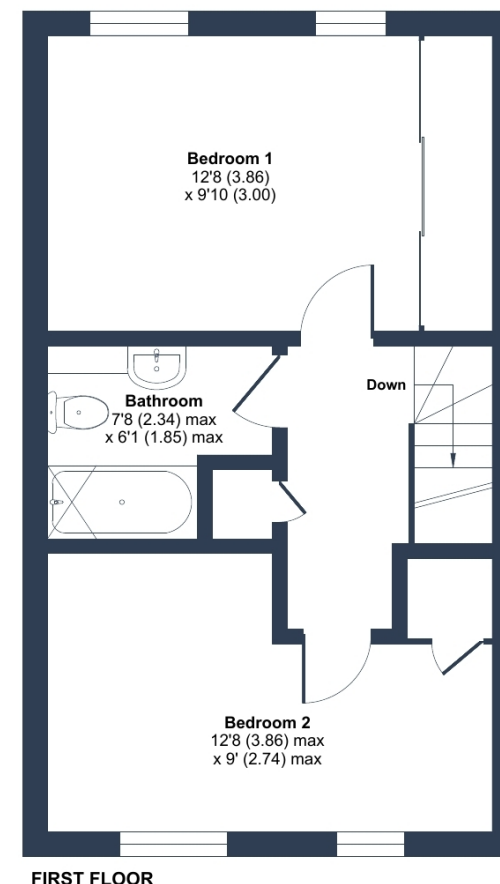
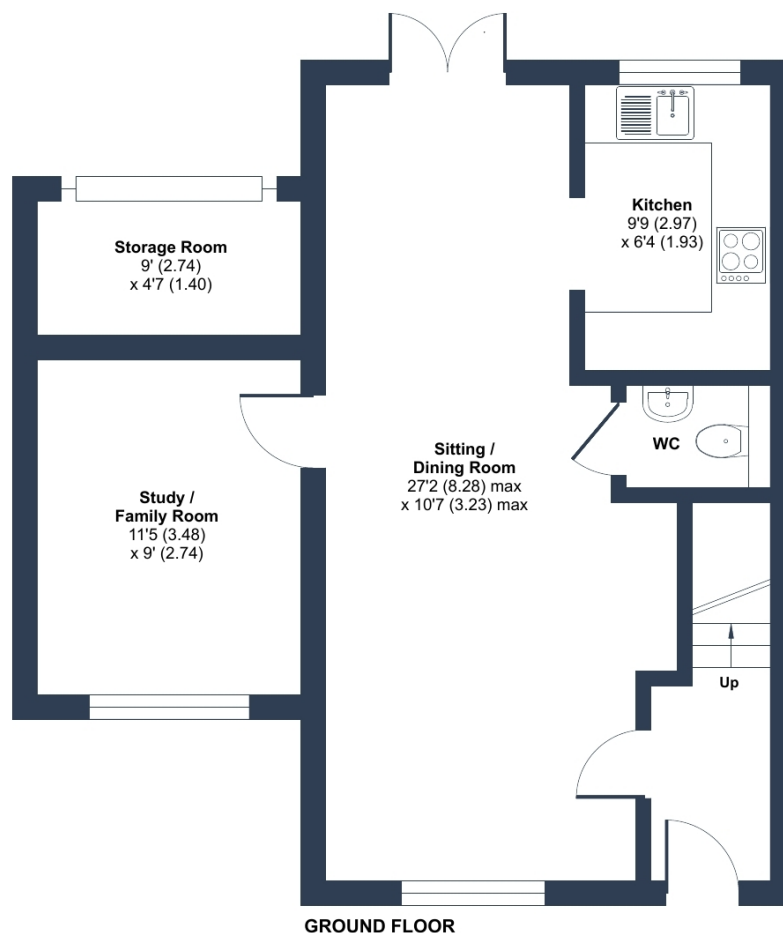


OUTSIDE

Outside, the south-facing part-walled garden provides a private haven, perfect for entertaining, dining alfresco or simply relaxing in the sunshine. To the rear of the property is driveway parking, in front of the converted garage, for up to two cars. A public footpath just outside the front door offers easy access to the village amenities, while directly opposite the house, the Weald playing fields provide a spacious, green outlook.

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 = 936 sq ft / 86.9 sq m
Storage Room = 41 sq ft / 3.8 sq m
Total = 977 sq ft / 90.7 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). © nlichecom 2025. Produced for Alex Harvey Estate Agents. REF: 1340393

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

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110**
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