



5 The Willows

Billingshurst, West Sussex, RH14 9WL

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Alex Harvey
A passion for property

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An impressive six-bedroom family home, situated on a mature plot with garage & driveway parking. Conveniently located close to local amenities and within a short distance of Billingshurst mainline railway station.

- SIX BEDROOMS
- FOUR BATHROOMS
- KITCHEN/BREAKFAST ROOM
- SOUTH-WEST FACING GARDEN
- ATTACHED GARAGE
- CONVENIENT VILLAGE LOCATION



This spacious property offers plentiful and versatile accommodation arranged over three floors, with a secluded rear garden and attached single garage.

The welcoming entrance hall provides access to the sitting room, stairwell to the upper floors, downstairs cloakroom, kitchen/breakfast room and the dining room. The triple aspect sitting room is a lovely bright space with a feature fireplace including an electric coal-effect fire. The kitchen/breakfast room is a particular feature of this home with stylish yet practical tiled flooring and an attached utility room. The kitchen is fitted with modern, gloss units with contrasting Corian worktops including a curved breakfast bar. Appliances include a split-level double oven, five-ring gas hob with extractor over, and integrated dishwasher and fridge/freezer. The separate dining room, to the front of the house, leads into the family room.

The stairwell leads to the first-floor landing/study area with access to three double bedrooms, single room and family bathroom. Bedroom one has the benefit of a walk-in dressing area and an en-suite shower room. Bedroom two has an en-suite shower room. The second floor provides two further double bedrooms and a shower room.

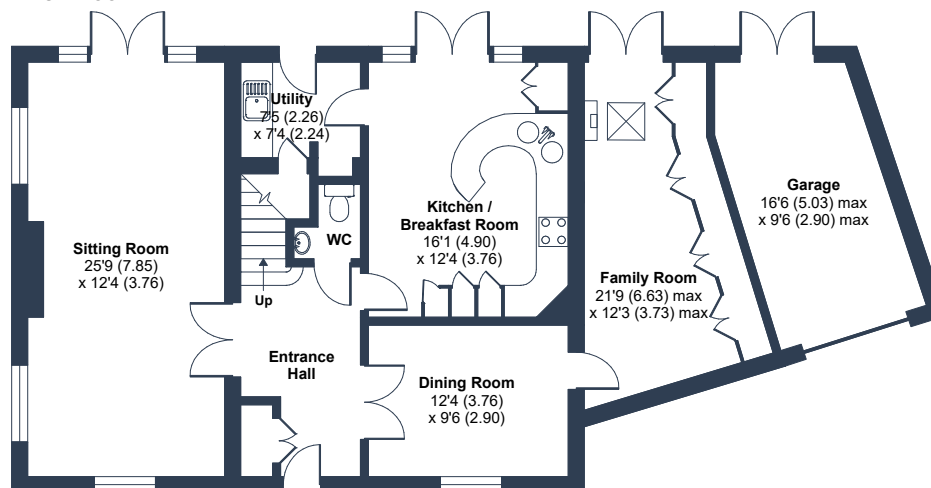
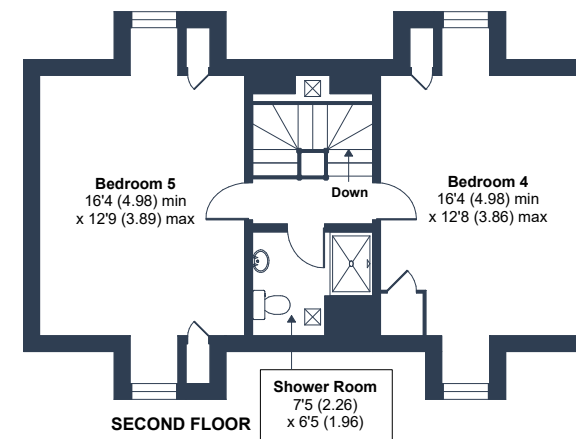
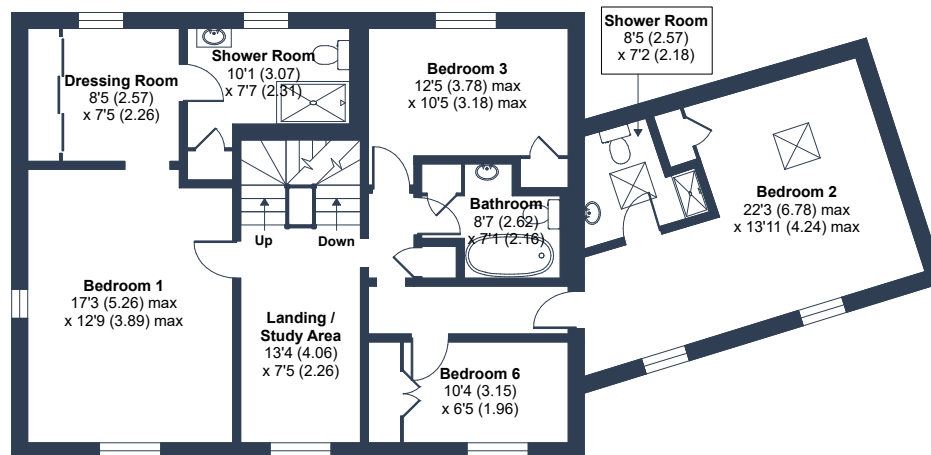


OUTSIDE

The property is approached via a shared driveway, with parking for up to two vehicles, leading to the attached garage with power & lighting. The front garden has mature hedging and trees. The secluded, south-west facing rear garden is partly enclosed by a wall and includes a substantial patio/decking area, perfect for al-fresco dining, and an area of lawn.

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/Victoria and to the south coast.





**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Alex Harvey Estate Agents. REF: 1196691

Approximate Area = 2876 sq ft / 267.2 sq m

Garage = 159 sq ft / 14.8 sq m

Total = 3035 sq ft / 282 sq m

For identification only - Not to scale

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 G. EPC - C. Agents Note: A bi-annual service charge applies to this property.

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



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