



65 Daux Avenue

Billingshurst, West Sussex, RH14 9TD

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Alex Harvey
A passion for property

65 Daux Avenue

A beautifully presented and improved, two-bedroom link-detached home, situated on a mature plot with a landscaped rear garden and driveway parking. Conveniently located in the popular village of Billingshurst, close to local amenities and the mainline railway station.

- LINK-DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- TWO BATH/SHOWER ROOMS
- LANDSCAPED REAR GARDEN
- PART-CONVERTED GARAGE*
- CONVENIENT VILLAGE LOCATION



The welcoming hallway, with a double storage cupboard, provides access to the downstairs cloakroom, kitchen, sitting room and dining room. Patio doors from both the sitting room and the dining room lead into the rear garden. The Amtico™ flooring throughout downstairs is stylish and hardwearing.

The lovely bright kitchen, located to the front of the property, is fitted with modern gloss units with Quartz worktops and under-unit lighting. Appliances include an electric oven, gas hob, fridge/freezer and dishwasher. There is also an integrated space for washer/dryer.

The spacious sitting room offers further understairs storage, an office space and patio doors to the rear garden. The sitting room leads into the dining room, the partially converted garage*, with further patio doors to the rear garden. An internal door leads into the remaining garage area with plenty of storage space.

The central stairwell leads to the first-floor landing with access to two double bedrooms and the family bathroom. Bedroom one benefits from an en-suite shower room. The modern family bathroom has been fitted with a white suite comprising panelled bath, back to wall basin & WC, and finished with contemporary grey wall tiles and tiled flooring.



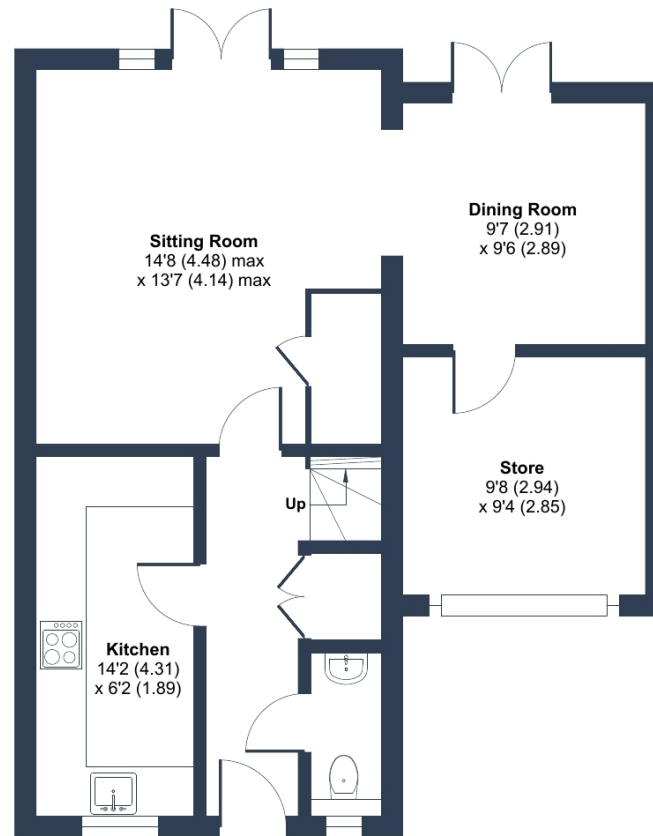
OUTSIDE

The property is approached via a block-paved driveway leading to the former garage which has been part-converted* and offers space for garden/bike storage. A side gate leads to the landscaped rear garden, a tranquil space with areas of lawn, mature hedging and trees, and a selection of patio areas that are perfect for alfresco dining and entertaining.

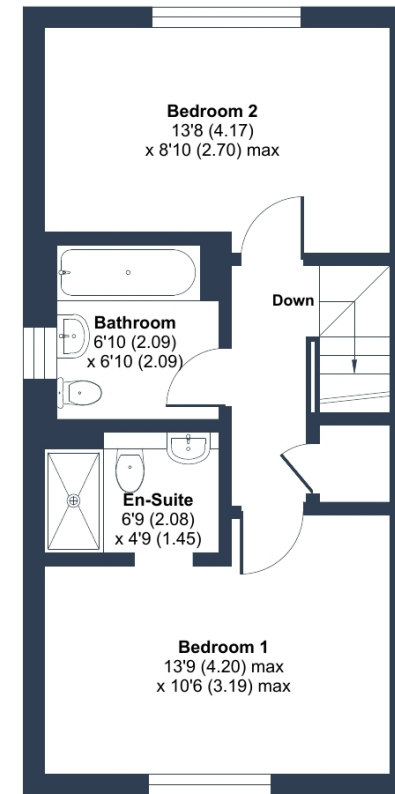
Billingshurst is a thriving village offering a wealth of facilities, all a short distance away, including schools for all age groups and leisure centre with gym and swimming pool. The high street has a variety of shops, medical facilities, butchers, bakery, cafés, pubs, and restaurants. The mainline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

* Garage conversion is not to current building regulations.





GROUND FLOOR



FIRST FLOOR

Approximate Area = 895 sq ft / 83.1 sq m

Store = 89 sq ft / 8.2 sq m

Total = 984 sq ft / 91.4 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: 1326816

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 private drainage are currently connected to the property.
Council Tax Band D. EPC-C. Agents Note: An annual service charge is payable for this property.

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