



26 Saddlers Close

Billingshurst, West Sussex, RH14 9GL

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Alex Harvey
A passion for property

26 Saddlers Close

A beautifully presented three-bedroom end of terrace home, set on a mature plot with a south-facing rear garden and driveway parking. Conveniently located in the heart of Billingshurst, close to local amenities and a short distance from the mainline railway station.

- THREE BEDROOMS
- TWO RECEPTION ROOMS
- RE-FITTED KITCHEN & SEPARATE UTILITY
- SOUTH-FACING GARDEN
- DRIVEWAY PARKING
- CONVENIENT VILLAGE LOCATION



This conveniently located family home offers surprisingly spacious and versatile accommodation, set on a mature plot with driveway parking.

The welcoming hallway provides access to the ground floor accommodation which includes the kitchen, sitting/dining room, garden room, study/playroom, utility, and downstairs cloakroom. The kitchen is a bright and modern room with practical yet stylish wood-effect flooring. The kitchen is fitted with shaker-style units with contrasting wood-effect worktops and finished with modern tiling. Appliances include split-level double oven, induction hob with extractor over, and integrated fridge, freezer and dishwasher. The sitting/dining room is a versatile space with built-in storage and a flat archway leading into the garden room. The garden room is full of natural light from the lantern roof, from here is access into the study/playroom, ideal for families or those working from home. The utility is accessed from the patio and has space with plumbing for a washing machine.

The stairwell leads to the first-floor landing providing access to two double bedrooms, a single bedroom and bathroom. Bedrooms one and two both have the benefit of built-in wardrobes. The modern bathroom has been fitted with a white suite comprising panelled bath with shower and shower screen, WC, wall-hung basin unit, and finished with modern tiling.

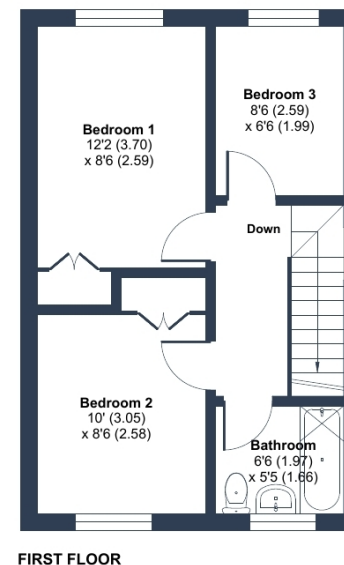
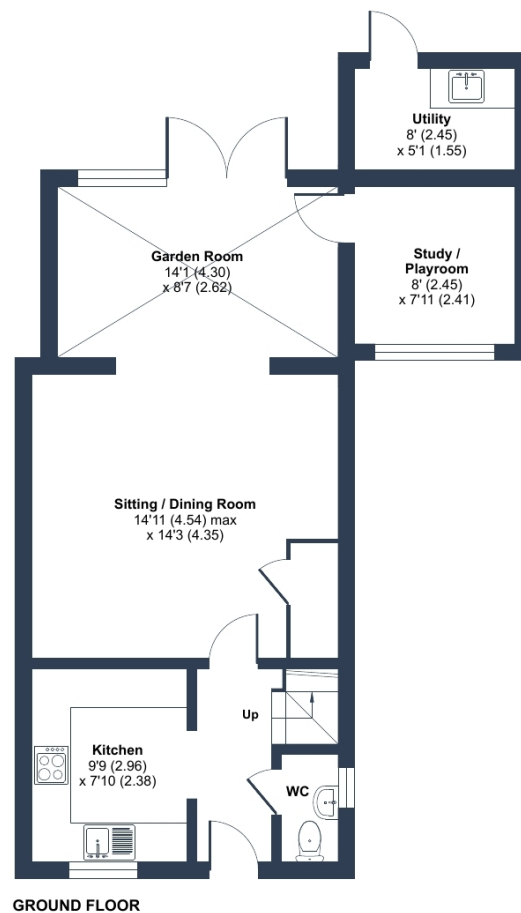


OUTSIDE

The property is approached via an asphalt driveway, with parking for one vehicle. A side gate leads to the south-facing rear garden. The garden offers a raised area which currently has a synthetic lawn, a good-sized garden shed, ideal for storage needs, and a generous patio area providing an ideal space for alfresco dining and summertime 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 = 956 sq ft / 88.8 sq m
 Outbuilding = 41 sq ft / 3.8 sq m
 Total = 997 sq ft / 92.6 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: 1361177

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 D, however this could be subject to change. EPC-C.

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