



13 Puttock Way

Billingshurst, West Sussex, RH14 9ZJ

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Alex Harvey
A passion for property

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A well-presented two-bedroom semi-detached home, built by Devine Homes in 2022, situated on a mature plot with driveway and rear garden. Conveniently located close to local amenities and just a short distance from Billingshurst mainline railway station.

- TWO DOUBLE BEDROOMS
- TWO BATH/SHOWER ROOMS
- MODERN KITCHEN
- EAST-FACING REAR GARDEN
- DRIVEWAY FOR TWO VEHICLES
- CONVENIENT VILLAGE LOCATION



This conveniently located, modern home offers plentiful and versatile accommodation arranged over two floors with a driveway and east-facing rear garden.

The welcoming hallway provides access to the kitchen, sitting room, stairwell to the first floor and downstairs cloakroom. The modern kitchen has been fitted with shaker-style units with wood-effect worktops, practical and stylish tiled flooring and is finished with under-unit lighting. Appliances include an electric oven, four-ring gas hob with extractor hood, and integrated fridge, washer/dryer and dishwasher.

The dual aspect sitting/dining room is a lovely spacious room with plenty of natural light, space for dining furniture, under stairs cupboard, and folding doors leading out to the garden.

The winding stairwell leads to the first-floor landing with access to both double bedrooms and the family bathroom. Both bedrooms benefit from built-in wardrobes with sliding, mirror doors. Bedroom one has the luxury of an en-suite shower room.

The family bathroom is fitted with a modern white suite comprising panelled bath, back-to-wall WC, basin unit with storage and finished with a chrome-effect towel heater for comfort and warmth.

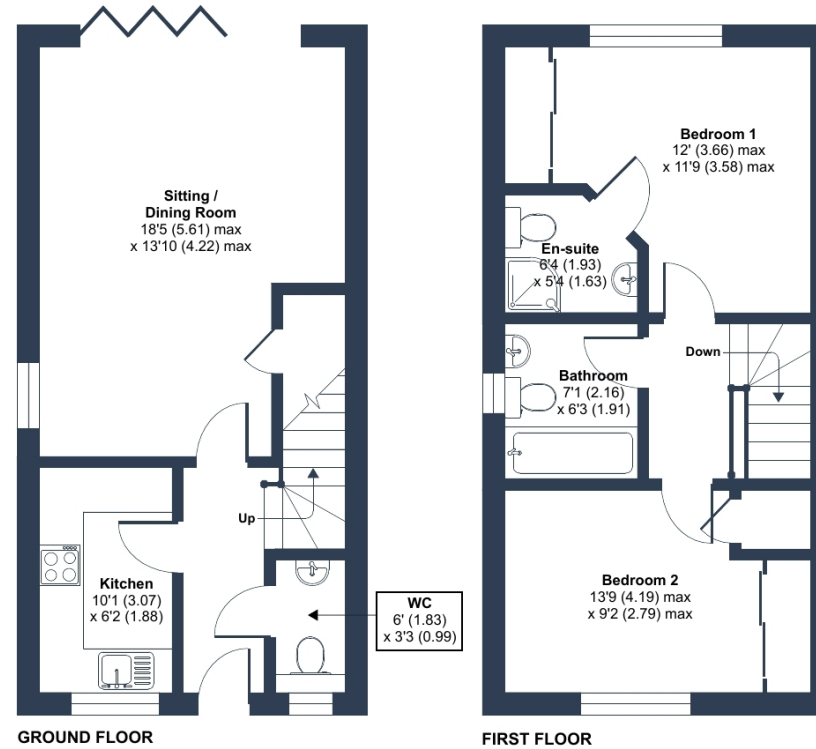


OUTSIDE

The property is approached via a pathway with low-level hedging. To the side is the block-paved driveway, with parking for at least two cars, leading to the rear garden side gate. The fully fenced, east-facing rear garden is perfect for aspiring gardeners, currently mainly laid to lawn with flower beds to the rear. A generous patio area is perfect for alfresco dining and summertime entertaining, with a garden shed for useful storage. A public footpath just to the side of the property offers easy access to the village and parks.

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 = 806 sq ft / 74.8 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: 1345350

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-B.

Agents Note: An annual service charge is payable for 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

