



12 Rosehill

Billingshurst, West Sussex, RH14 9QN

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Alex Harvey
A passion for property

12 Rosehill

A spacious, three-bedroom Georgian style staggered terraced house, situated on a mature plot with a south-facing rear garden and garage en-bloc. Located in the heart of Billingshurst with convenient access to local shops, cafes, schools and a short distance from the mainline railway station.

- THREE BEDROOMS
- OPEN PLAN SITTING/DINING ROOM
- RE-FITTED KITCHEN
- MODERN FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- GARAGE EN-BLOC



The generous accommodation is arranged over two floors and comprises of an entrance hall with stairs leading to the first floor and a door into an open plan sitting/dining room.

The dual aspect sitting/dining room has a sitting area to the front with a feature bay window and to the rear is a defined dining area with space for a table and six chairs. From here there are double doors that lead out into the rear garden and access into the kitchen.

The re-fitted kitchen has both eye level and waist height storage with wooden worktops and an integrated fridge and freezer. There is also a built-in four ring gas hob with an electric oven and grill below and an extractor fan above. In addition, there is space with plumbing for a washing machine. From the kitchen is a stable door that leads into the rear garden.

The first floor has a landing area with access to a useful loft space, all three bedrooms and bathroom. Bedroom one is situated to the front of the house and has a pleasant view of the street scene. Bedrooms one and two have built-in wardrobe storage.

The fully tiled bathroom has been fitted with a white suite comprising panelled bath with a shower and shower screen, low-level WC, and a hand-wash basin with storage below.

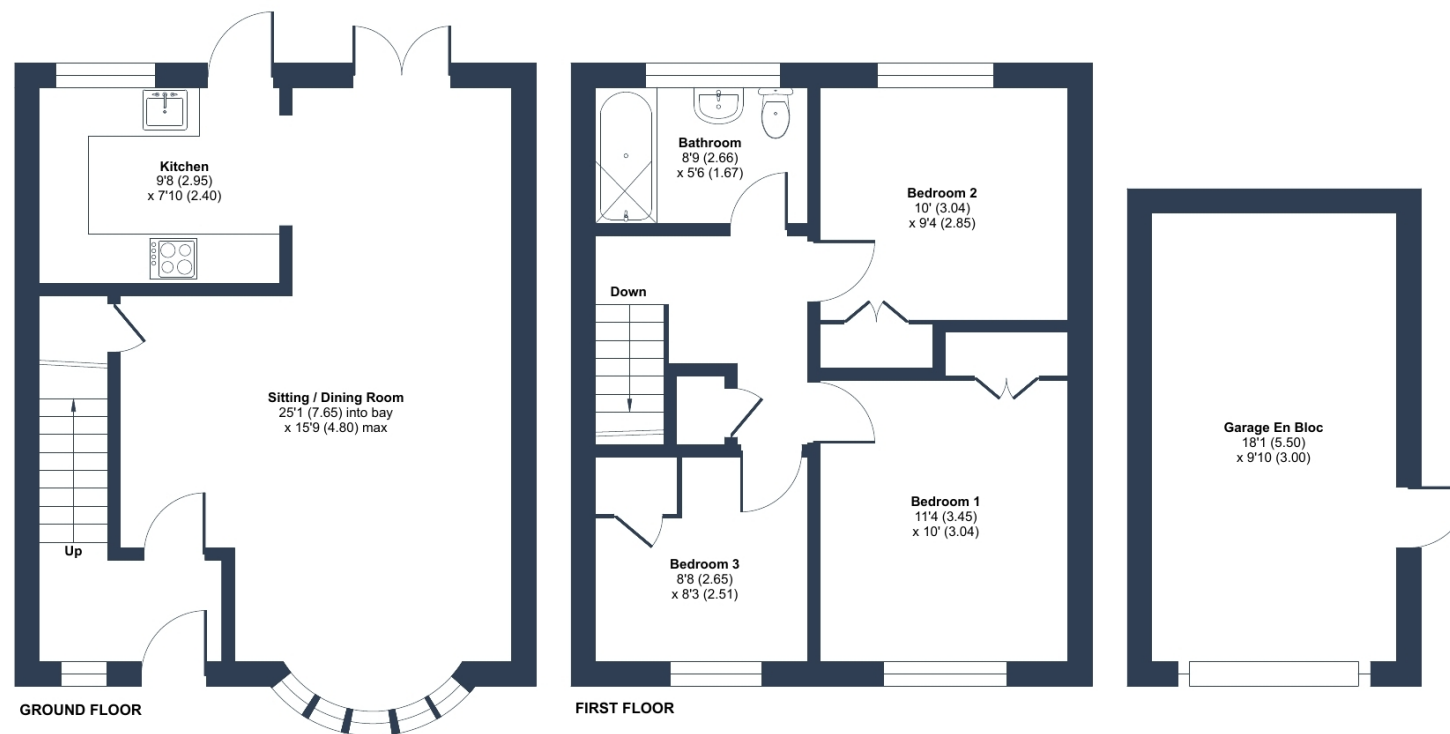


OUTSIDE

To the front of the property is an area of garden with Indian Sandstone steps up to the front door. To the rear is an enclosed landscaped garden with a patio area, ideal for entertaining and alfresco dining. Steps then lead to two areas of lawn with flower and shrub borders. At the end of the garden is a gate that leads to a single garage en-bloc with power and light.

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. Nearby is Jubilee Fields with cricket club and sporting facilities. The high street has a variety of shops, medical facilities, community centre, butchers, bakery, cafés, pubs, and restaurants. The mainline railway station offers services to London and to the south coast.





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2025. Produced for Alex Harvey Estate Agents. REF: 1385009

Approximate Area = 888 sq ft / 82.4 sq m
Garage = 178 sq ft / 16.5 sq m
Total = 1066 sq ft / 98.9 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 D. EPC-C.

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