



30 Rhodes Way

Billingshurst, West Sussex, RH14 9ZN

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Alex Harvey
A passion for property

30 Rhodes Way

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

- FOUR DOUBLE BEDROOMS
- TWO BATH/SHOWER ROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- SOUTH-FACING REAR GARDEN
- DRIVEWAY PARKING
- CONVENIENT LOCATION



This conveniently located family home, constructed by Charles Church in 2019, with plentiful and versatile accommodation, with driveway parking for two cars and a south-facing rear garden.

Inside, the property boasts new flooring throughout, creating a pristine and inviting atmosphere. The open-plan kitchen and dining room serves as a central hub, perfect for entertaining, with French doors opening onto the garden. The kitchen has been fitted with modern, white units with complementing stone-effect worktops and finished with chrome-effect handles. Appliances include a double oven, four-ring gas hob with extractor over an integrated dishwasher, and space with plumbing for a washing machine, dryer and space for an American-style fridge/freezer. There are two reception rooms: a bright and spacious living room, and a cosy snug created from the partially converted garage which could equally be used as a study.

Upstairs, a spacious central landing connects the four bedrooms. The principal bedroom features fitted wardrobes and a stylish en-suite shower room. Bedroom two is a light-filled, dual-aspect double, while bedrooms three and four are also well-proportioned double rooms. The well-maintained family bathroom includes a shower over the bath. Thoughtful additions such as first-floor air conditioning ensure comfort throughout the year.

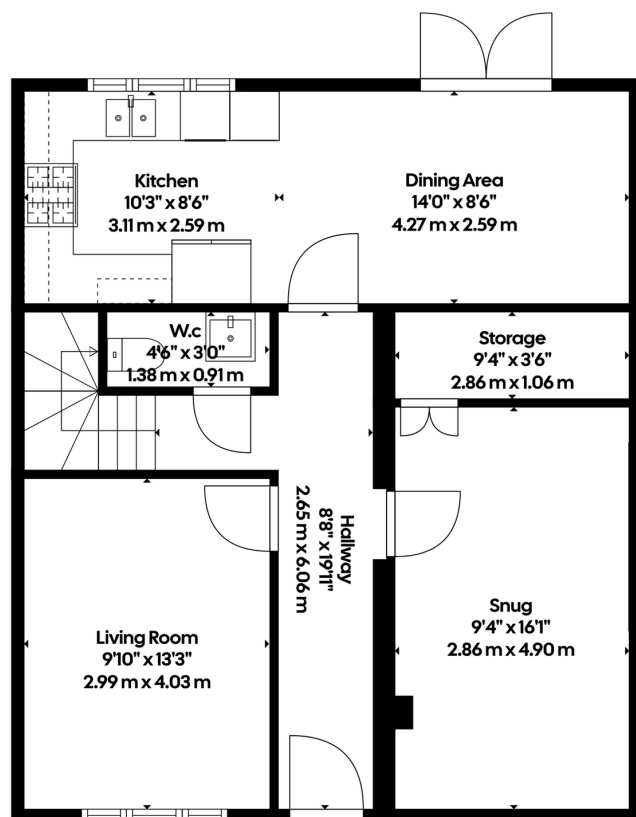


OUTSIDE

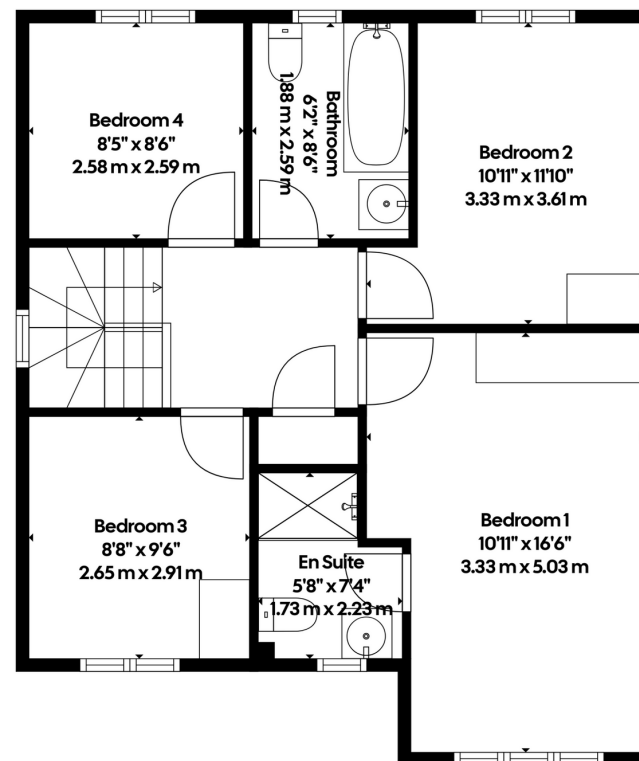
The property is approached via a driveway with parking for at least two cars. A side gate provides access to the south-facing rear garden that has been extensively landscaped to offer both tranquillity and practicality. A generous patio, with a pergola, provides the perfect setting for alfresco dining and entertaining. Artificial grass ensures the garden is low maintenance and looks immaculate year-round, while flower beds add vibrant colour with mature plants providing a sense of privacy.

Billingshurst is a thriving village offering a wealth of facilities, all a short distance away, including schools for all age groups and a popular leisure centre with gym and swimming pool. The high street offers 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.





GROUND FLOOR



FIRST FLOOR



TOTAL: 1305 sq. ft, 121 m²
 GROUND FLOOR : 665 sq. ft, 62 m², FLOOR 1: 640 sq. ft, 59 m²
 EXCLUDED AREAS: STORAGE: 33 sq. ft, 3 m², FIREPLACE: 11 sq. ft, 1 m²
 WALLS: 103 sq. ft, 9 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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 - F . EPC - B.
 Agents Note: An annual service charge is payable for this property. Garage conversion without building regulations.

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