



17 Daux Avenue, Billingshurst, RH14 9SZ

Billingshurst

Guide Price £450,000

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Billingshurst, Billingshurst

A detached, three-bedroom bungalow, in need of extensive renovations, situated on a mature plot with ample driveway parking. Conveniently located in the popular village of Billingshurst.

- DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- PLENTY OF POTENTIAL
- WRAP AROUND PLOT
- DRIVEWAY PARKING
- CONVENIENT VILLAGE LOCATION

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

Services: Mains gas is available (temporarily unconnected post the meter). Electricity, water and mains drainage are currently connected to the property.

Agents Note: The property is not currently registered with Land Registry - please speak with the agent for further details.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Alex Harvey Estate Agents are not responsible for any information provided on an EPC.



A detached, three-bedroom bungalow, in need of extensive renovations, situated on a mature plot with ample driveway parking. Conveniently located in the popular village of Billingshurst, close to local amenities and a very short distance from the mainline railway station.

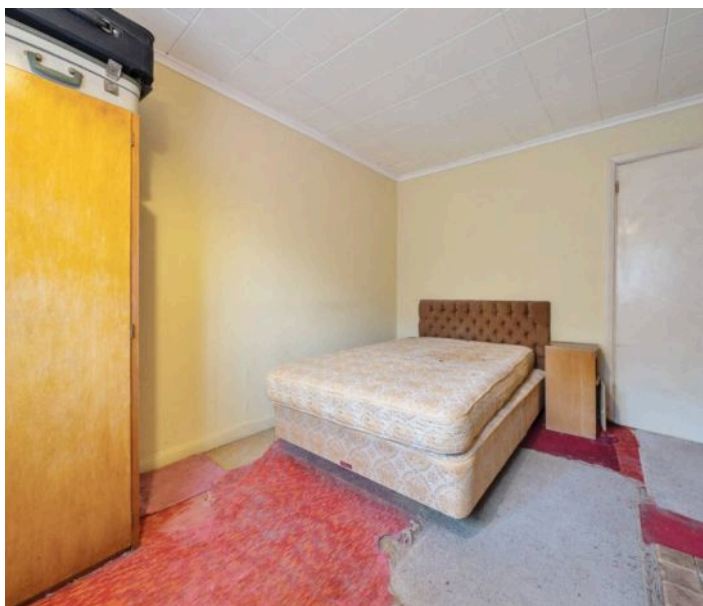
Conveniently located in the south of this popular village, this detached bungalow presents a unique opportunity for those with a vision for potential, subject to the necessary planning consents.

With three bedrooms and a detached layout, this property is a prime opportunity for those seeking an exciting project. While in need of some renovations, the property offers surprisingly spacious & versatile accommodation with three double bedrooms, bathroom, sitting room, kitchen, and a separate dining room.

The presence of a spacious driveway, boasting parking for numerous vehicles, ensures utmost practicality and convenience. The wrap around plot offers an abundance of possibilities and could be a dream plot for aspiring gardeners.

Embrace the possibilities to extend or improve, as this detached gem stands as a blank canvas ready to be shaped according to your desires.

Alex Harvey Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out; nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.





GARDEN

Driveway

3 Parking Spaces

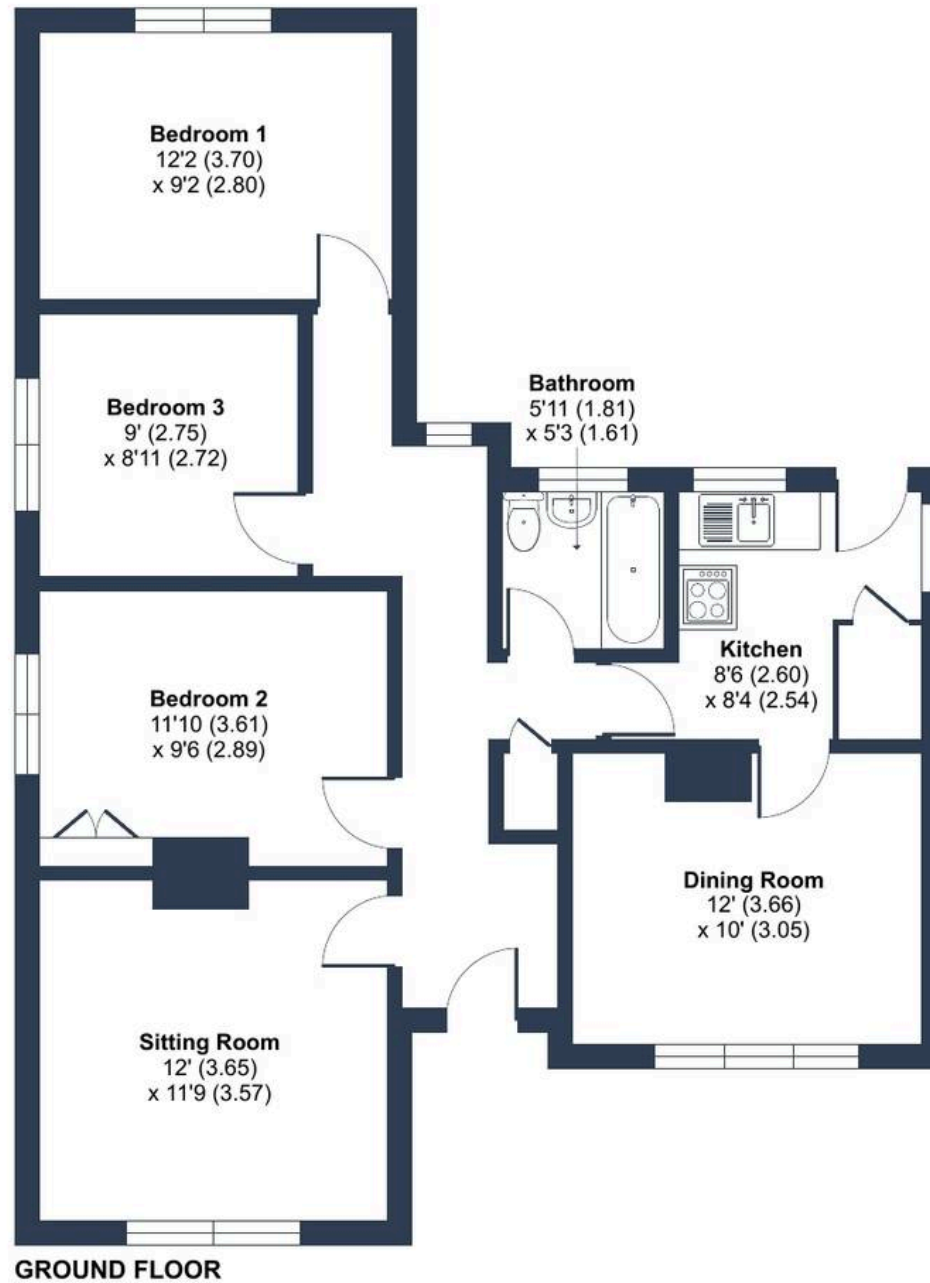
Driveway with parking for at least 3 vehicles

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/Victoria and to the south coast.

For more extensive amenities, Horsham town is around 10 miles away, offering a shopping centre, leisure facilities, restaurants, public houses, and well-regarded schools and college. Horsham Park is extremely popular with families, with many events held throughout the year and the Pavilions Sport and Leisure Centre offers a variety of activities.

Due to the uneven nature of the ground, it is suggested that children remain supervised at all times whilst viewing the property. Applicants should be aware of the hazards including uneven land and ponds. There are various possible trip hazards and potentially sharp bits of fencing so care must be taken at all times when at the property and walking on the land. Wearing appropriate footwear is essential. The estate agent and owner will not accept any responsibility for injury when viewing the property.





Approximate Area = 838 sq ft / 77.8 sq m

For identification only - Not to scale





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