



## 6 Nicholsfield

Loxwood, Billingshurst, West Sussex, RH14 0SP

[www.alexharveyestateagents.co.uk](http://www.alexharveyestateagents.co.uk)





## 6 Nicholsfield

A conveniently located two-bedroom terraced home, in need of some modernisation, situated on a mature plot with driveway parking and a good-sized, west-facing rear garden. Conveniently located in the popular village of Loxwood, close to local amenities and a short drive from the mainline railway station in Billingshurst.

- TWO DOUBLE BEDROOMS
- DUAL ASPECT SITTING ROOM
- POTENTIAL TO MODERNISE/EXTEND (STPP)
- WEST-FACING GARDEN
- DRIVEWAY PARKING
- VILLAGE LOCATION





This property presents an exciting opportunity for those seeking a project to unlock its full potential, located in the charming village of Loxwood, with the benefit of driveway parking.

The welcoming hallway provides access to the sitting room, kitchen and stairwell to the first floor. The dual aspect sitting room is a generous space, offering versatility and plenty of natural light. The current feature fireplace offers to the opportunity for you to install a fireplace to your liking.

The kitchen, to the rear of the property, is a good-sized room, ready for you to install the kitchen of your dreams. The kitchen is currently fitted with a variety of units, tiled flooring and wood-effect worktops. Appliances include a cooker, fridge freezer & washing machine. The kitchen also benefits from a useful walk-in larder.

The winding stairwell leads to the first-floor landing with an airing cupboard and access to two double bedrooms, WC, and bathroom. All in need of some cosmetic modernisation, with plenty of natural light to work with. While in need of updating, this property offers a wealth of possibilities for its fortunate new owners to mould their dream home within a picturesque village setting.



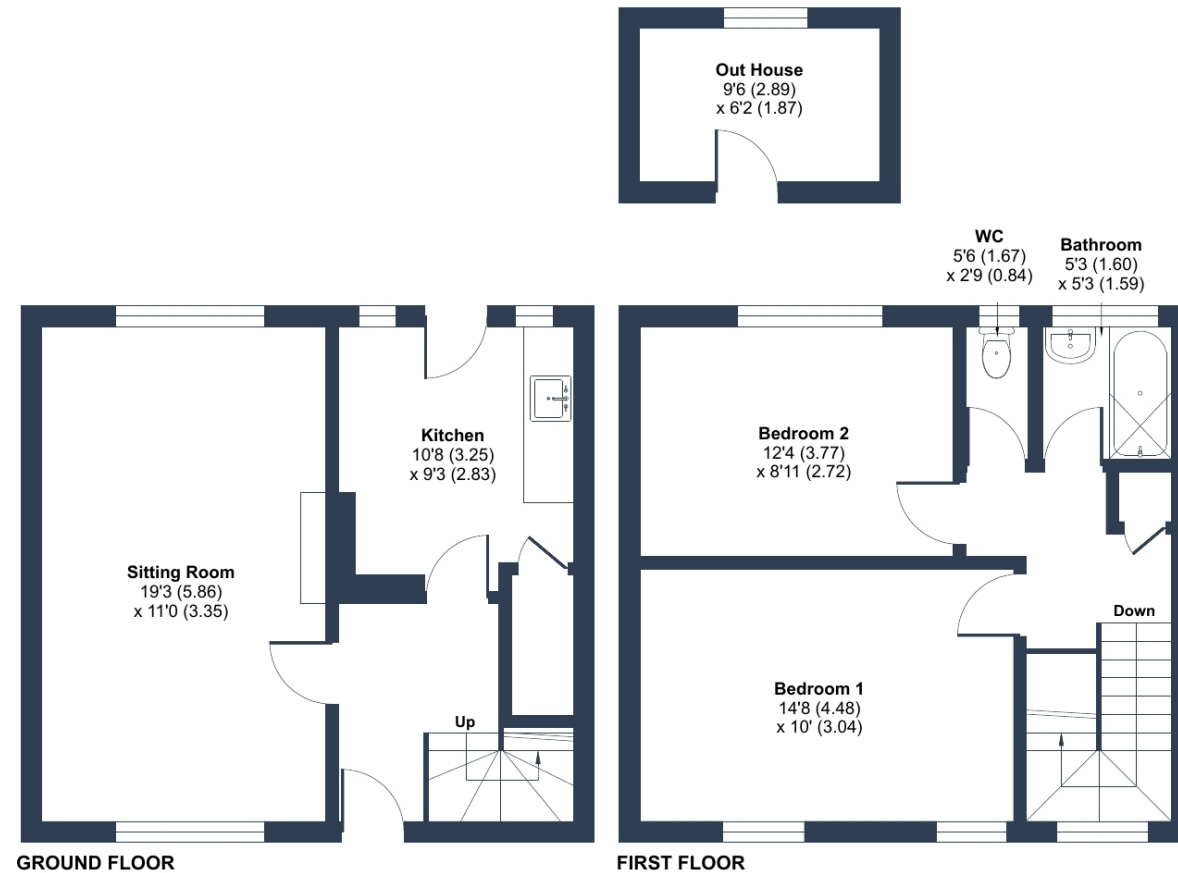
## OUTSIDE

The property is approached via a driveway, with parking for one vehicle, and a small, lawned front garden. A shared covered passageway provides access to the rear garden. The west-facing garden is ideal for aspiring gardeners, mainly laid to lawn with mature planting and two useful garden sheds for storage.

Loxwood is a small village and civil parish with a thriving community, in West Sussex. The village has a church, village shop, medical practice, award winning butcher, well-reviewed public house, and a variety of sports clubs including cricket and football. Located less than six miles from Billingshurst with further amenities including a sports centre, village store and a mainline station offering services to London/Victoria and the south coast.







Approximate Area = 822 sq ft / 76.3 sq m  
 Outbuilding = 58 sq ft / 5.3 sq m  
 Total = 880 sq ft / 81.6 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). © nichecom 2025.  
 Produced for Alex Harvey Estate Agents. REF: 1336395

**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, oil, water and mains drainage are currently connected to the property.

Council Tax Band C. EPC-E.

**Viewings by appointment only** - Please contact Alex Harvey Estate Agents on **01403 784110**  
 or email [alex@alexharveyestateagents.co.uk](mailto:alex@alexharveyestateagents.co.uk) | [www.alexharveyestateagents.co.uk](http://www.alexharveyestateagents.co.uk)

