

6, Stanley Mews, Billingshurst, West Sussex RH14 9FA

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BOOK

6, Stanley Mews,
Billingshurst, West Sussex RH14 9FA

Guide Price £425,000 Freehold

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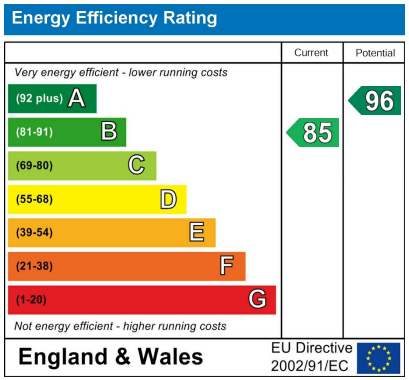
- PARKING FOR TWO VEHICLES AND EV CHARGING
- 'TURNKEY' PROPERTY
- DIRECT TRAIN SERVICES TO LONDON NEARBY
- BEAUTIFULLY LANDSCAPED GARDEN WITH TWO SEATING AREAS
- UNDERFLOOR HEATING THROUGHOUT TO THE GROUND FLOOR
- QUIET NO THROUGH ROAD SETTING



DIRECTIONS

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THE PROPERTY

Built in 2020, this property has been thoughtfully designed with day-to-day family life in mind. The front door opens directly into a spacious kitchen/dining room, creating a welcoming first impression and a sociable hub of the home. Fitted with a range of matching wall and base units, integrated AEG appliances and generous worktop space, there is plenty of room for both cooking and entertaining, whilst water-fed underfloor heating throughout the ground floor adds an extra touch of comfort.

To the rear, the sitting room provides a bright yet cosy space to relax, with bi-fold doors opening onto the garden and allowing the indoors and outdoors to blend seamlessly during the warmer months. Whether enjoying a quiet evening in or hosting friends and family, it is a room that works equally well for both.

Upstairs, the landing leads to three well-proportioned bedrooms and the family bathroom. The principal bedroom enjoys views over the rear garden and benefits from fitted mirror-fronted wardrobes together with a contemporary en-suite shower room. Bedroom two is another generous double room with fitted wardrobes, whilst bedroom three offers flexibility as a child's bedroom, nursery or home office depending on individual needs. Completing the accommodation is the family bathroom, fitted with a panel-enclosed bath and overhead rainfall-style shower.

OUTSIDE

One of the real highlights of this home is the beautifully landscaped rear garden, which has been lovingly created and enjoyed by the current owners. Designed to provide colour, interest and enjoyment throughout the year, it offers a wonderful extension of the living space and a place to relax, entertain and unwind.

Immediately adjoining the property is a paved patio, perfect for outdoor dining and summer barbecues, whilst steps lead up to an elevated decked seating area which enjoys an attractive outlook back across the garden. Together, these two distinct seating areas provide excellent spaces to follow the sun and enjoy different parts of the garden throughout the day.

The borders have been thoughtfully planted with a wide variety of flowers, shrubs and small trees, creating a mature and colourful setting that the current owners have taken great pride in establishing. A useful timber garden store provides additional storage, whilst a rear gate offers convenient access around the back of the terrace to the front of the property.

To the front, the property benefits from allocated parking for two vehicles and enjoys a tucked-away position within this modern development, away from passing traffic whilst remaining within easy reach of the station, village centre and local amenities.






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SITUATION

Billingshurst is a large village with a wide range of local shops, library, doctors' surgery, schools including Billingshurst Primary and The Weald Community school and 6th form, churches of various denominations and sporting facilities including football, tennis, cricket, a bowls club and Leisure Centre with swimming pool. There are numerous pubs in Billingshurst and the surrounding area ,as well as restaurants. There are good connections to the main road network via the A29 and A24 north Horsham by-pass to the M23 and M25 and a mainline station with rail links to the South Coast or to London Victoria and London Bridge. The larger town of Horsham offers more extensive shopping and other amenities including leisure/swimming complex, Horsham Arts Centre, restaurants and cinemas.

SPORTING AND RECREATION

Billingshurst offers a wide range of sporting and leisure facilities and there is a choice of golf clubs in the local area. Horsham also has plenty of sports clubs including football, cricket, rugby, running, tennis and squash. There are plenty of opportunities for walking and cycling with the Heritage trails and Riverside walk. Entertainment abound in the town with a theatre, cinemas, laser quest and bowling to name but few.

COUNCIL TAX

Council Tax Band E. Please contact Horsham District Council on 01403 215100.

SERVICES

All mains services are connected.
According to Ofcom for this address Superfast broadband is available.
Highest download speed is 80 Mbps.

IN THE KNOW

Not all of our properties are available online. For further information on our "In the Know" selection, please give us a call on 01903 742354

VIEWING

Viewing stictly by appointment with GL & Co. Please give us a call on on 01903 742354 or email: enquiries@glproperty.co.uk

AGENTS NOTE

Some of these photos may have been seasonally adjusted using AI.









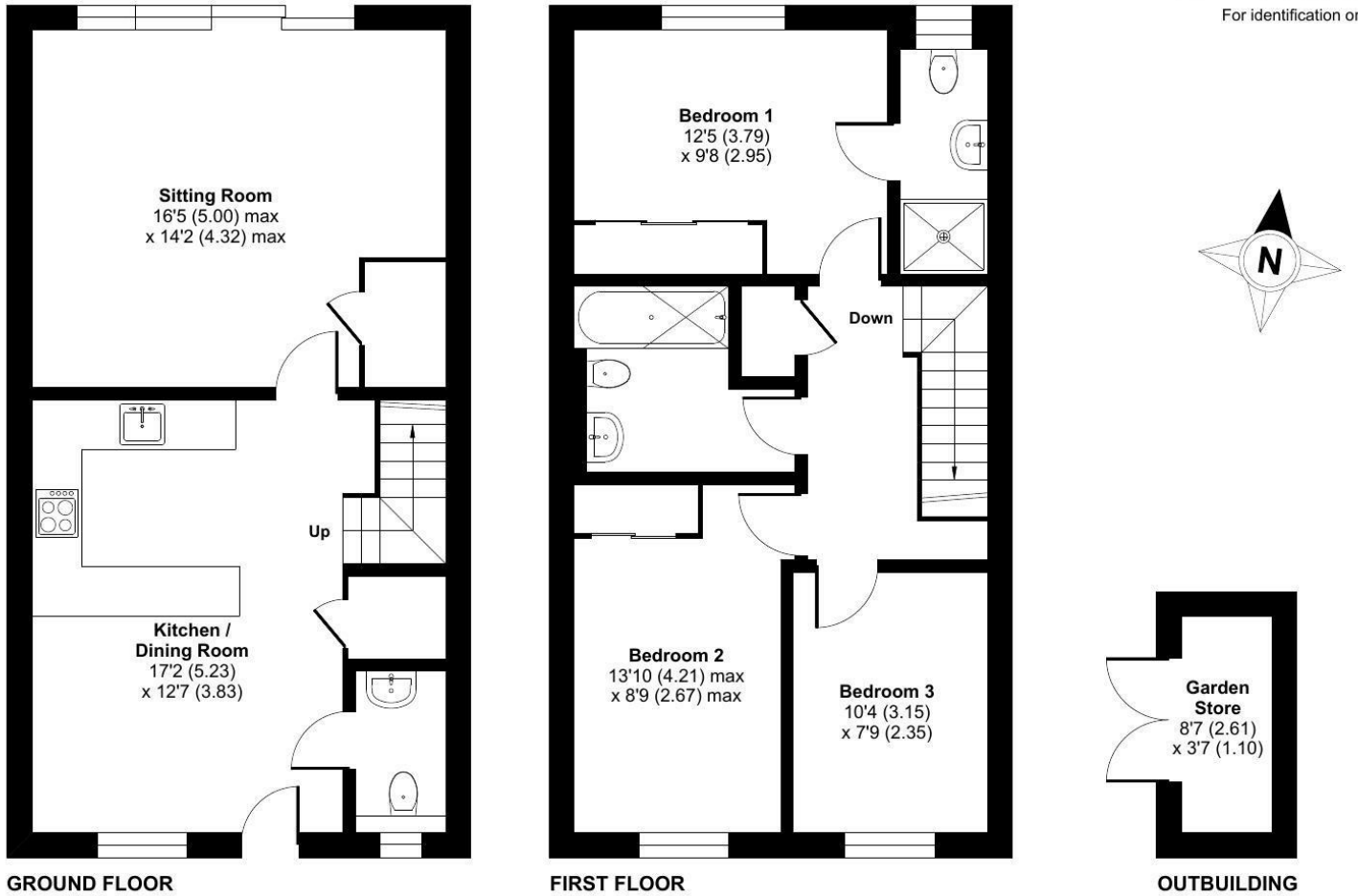






Stanley Mews, Billingshurst, RH14

Approximate Area = 1044 sq ft / 96.9 sq m
Outbuilding = 31 sq ft / 2.8 sq m
Total = 1075 sq ft / 99.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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