



3, Longhurst Drive | Billingshurst | West Sussex | RH14 9XP

 **FOWLERS**  
ESTATE AGENTS





## 3, Longhurst Drive

Billingshurst | West Sussex | RH14 9XP

**£500,000 GUIDE PRICE.**

This fantastic 3 bedroom semi detached family home is located on the exclusive Kingsley Chase development built in 2018 by Countryside Homes. The house occupies a delightful setting in the small and well regarded Development on the southern fringe of Billingshurst, approximately half a mile from a convenience store, eateries, leisure centre, schools for all age groups and a mainline railway station with services to London/Victoria and the south coast. The village centre is just beyond. Consent to extend this fine home has been granted and details are available upon request.



This fantastic 3 bedroom semi detached family home is located on the exclusive Kingsley Chase development built in 2018 by Countryside Homes. It has a feeling of luxury as soon as you walk through the front door and is within walking distance to the mainline station, outstanding schools, and local shops. The impressive open plan kitchen/dining/family room offers a versatile living space, with a fantastic, vaulted space with velux windows and patio doors leading to the garden. The kitchen has Silestone worktops and upstands and is fully equipped with integrated appliances, including dishwasher, oven, halogen hob, fridge freezer, boiling/filtered water Quooker Tap and a built in tumble dryer. There is also a cloakroom and large under stairs cupboard which houses the washing machine.

Upstairs there are three good sized rooms, the master benefitting from built in wardrobes and a large walk in shower room, WC and built in basin with clever storage solutions. The family bathroom is fitted with a shower over the bath with a glass shower panel, WC and basin. All the windows in the house are fitted with plantation shutters.

Outside the garden has an extended

patio and the borders are filled with well stocked plants and shrubs. The current owners have built a striking home office at the back of the garden, with power and lighting. To the front of the house, there is off road parking on the driveway which has been extended and a garage with electric door and power. There is a front/side garden which is laid to lawn and provides potential for extending the driveway further or an extension (STPP).

An application has been approved to extend the property further and details are available upon request.

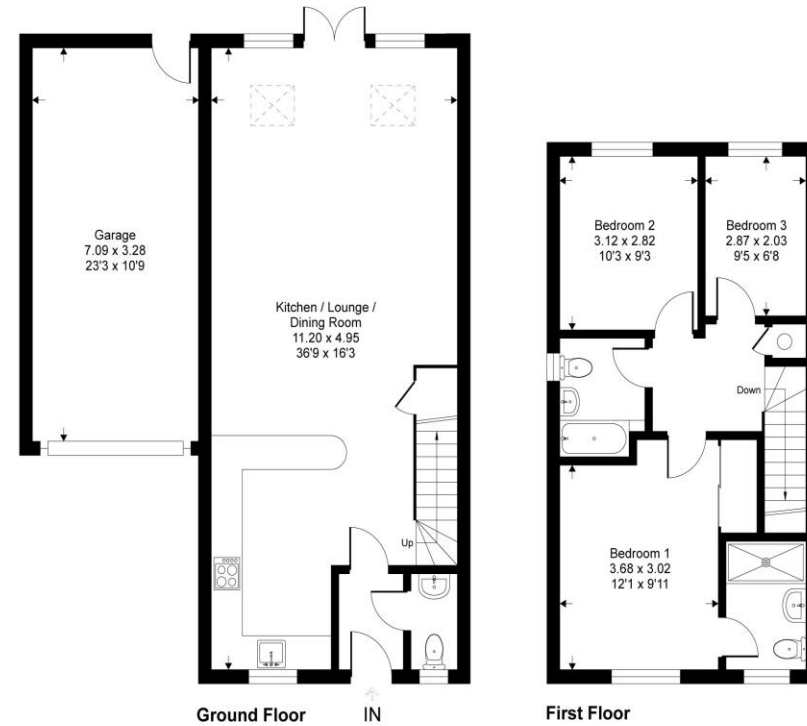
**EPC RATING= B**  
**COUNCIL TAX BAND= E**





## Longhurst Drive, RH14

Approximate Gross Internal Area = 99.2 sq m / 1068 sq ft  
 Approximate Garage Internal Area = 23.2 sq m / 250 sq ft  
 Approximate Total Internal Area = 122.4 sq m / 1318 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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*"We'll make you  
feel at home..."*



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3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

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