



Rhodes Way, Billingshurst, West Sussex, RH14 9ZN







Built in 2019 by Charles Church, this exceptional three-bedroom detached home beautifully combines contemporary style with practical family living. Perfectly positioned in a highly sought-after area, it offers a wonderful balance of comfort, convenience, and modern sophistication.

Upon entering, you're greeted by a spacious and welcoming hallway that immediately sets the tone for what lies beyond. The heart of the home unfolds into a superb open-plan kitchen and dining space - ideal for both relaxed family meals and entertaining guests. The sleek, modern kitchen features quality integrated appliances, generous storage, and stylish finishes, while the adjoining dining area creates a warm and sociable atmosphere. A separate utility room provides additional storage and laundry facilities, along with a convenient downstairs cloakroom and side access. Completing the ground floor is a spacious, light filled living room benefitting from dual aspects. This is the perfect space for a family to relax and unwind and enjoy the balance of indoor and outdoor living space with the French doors leading out to the rear garden beyond.

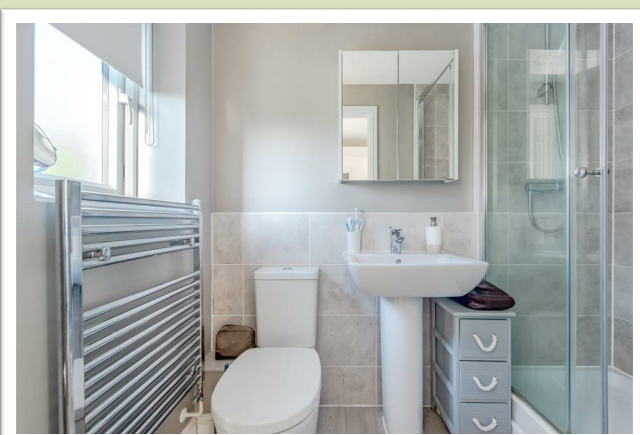
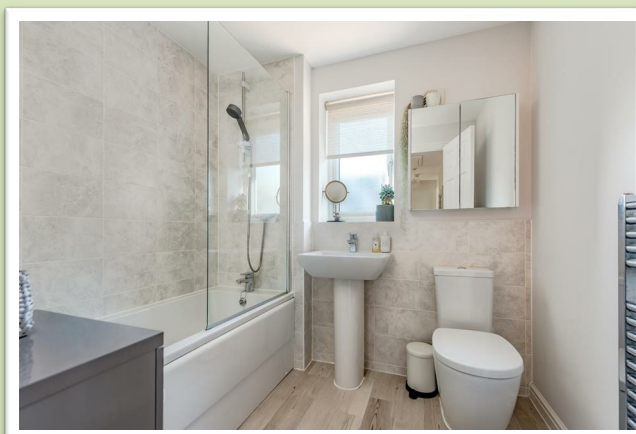
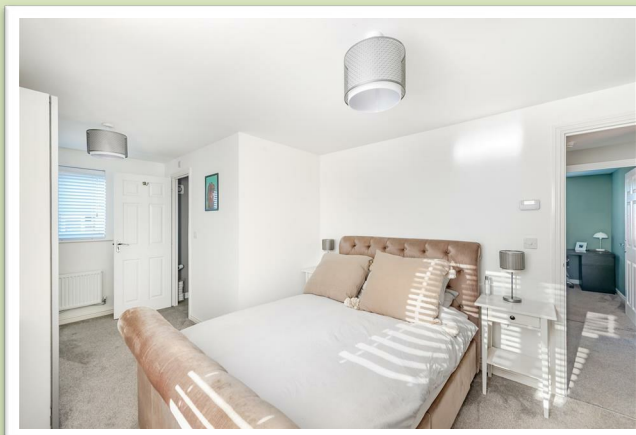
Upstairs, three well-proportioned bedrooms provide ample space for the whole family. The elegant principal bedroom benefits from its own contemporary en-suite shower room, creating a private retreat. The remaining bedrooms are equally inviting, served by a modern family bathroom finished to a high standard.

Flooded with natural light, the home's interiors are complemented by a beautifully presented south-east facing garden - The sandstone patio provides the perfect spot for alfresco dining, summer barbecues, or simply enjoying the sunny aspect. Artificial lawn has been laid for year-round use and easy maintenance. To the front, allocated parking allows space for up to three cars with an EV charging point.

Ideally situated just a short distance from the village high street, residents can enjoy an array of local shops, restaurants, and highly regarded schools right on their doorstep. Excellent transport links make commuting to nearby towns and beyond simple and stress-free.

This property truly embodies the best of modern family living - stylish, spacious, and set in an enviable location.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

#### ENTRANCE HALL

LIVING ROOM 18'04" x 10'02" (5.59m x 3.10m)

KITCHEN/DINER 18'04" x 9'03" (5.59m x 2.82m)

UTILITY ROOM 6'02" x 5'03" (1.88m x 1.60m)

CLOAKROOM 4'09" x 2'09" (1.45m x 0.84m)

#### FIRST FLOOR

#### LANDING

BEDROOM ONE 18'05" x 10'05" (5.61m x 3.18m)

EN-SUITE SHOWER ROOM 7'02" x 3'11" (2.18m x 1.19m)

BEDROOM TWO 10'07" x 9'01" (3.23m x 2.77m)

BEDROOM THREE 9'01" x 7'06" (2.77m x 2.29m)

FAMILY BATHROOM 7'02" x 6'01" (2.18m x 1.85m)

#### OUTSIDE

PARKING FOR 3 CARS

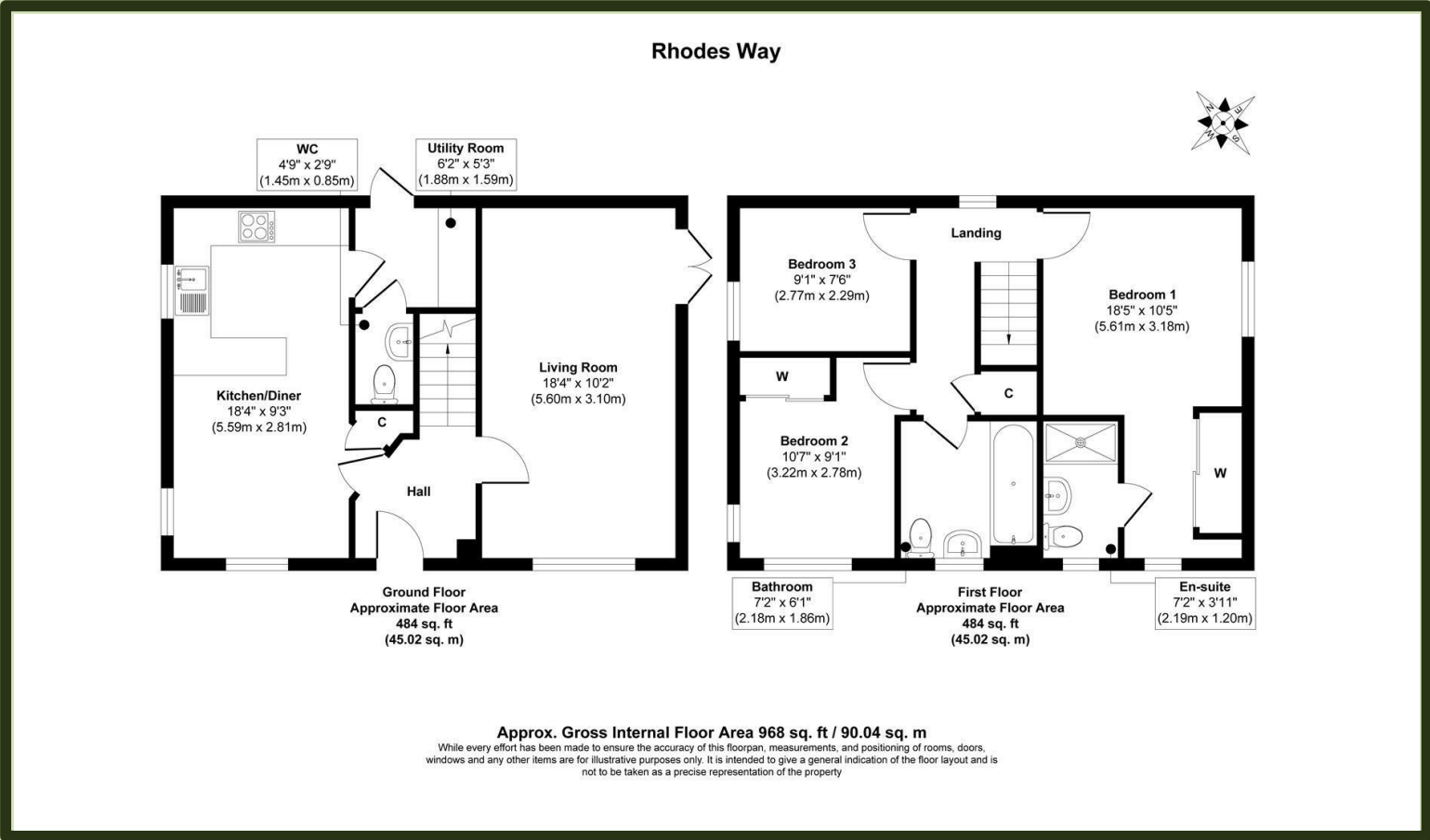
REAR GARDEN

ANNUAL ESTATE CHARGE: APPROX £500



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LOCATION: Billingshurst is a popular village location benefitting from a mainline station, which provides a regular service to London Victoria as well as the south coast. The leisure centre, with its swimming pool complex and schooling for all age groups, is all close by. Billingshurst High Street offers a comprehensive range of amenities, further convenience can be found in the larger provincial centre of Horsham with its wide range of national and independent retailers which is just under 9 miles distant.

DIRECTIONS: From Horsham Town Centre proceed in a Westerly direction along the Guildford Road (A281). At the flyover roundabout take the first exit following the signs to Guildford. At the next roundabout turn right and go straight ahead at the next roundabout. Proceed down the hill and through the traffic lights. At the next roundabout by Newbridge Garden Centre, turn left onto the Five Oaks Road (A264). Continue along this road for approximately 3 miles and in the village of Five Oaks turn left at the small roundabout following the signs to Billingshurst. Proceed along this road passing Sotherby's on your left hand side. At the roundabout take the third exit and stay on Stane Street. At Hilland roundabout take the first exit onto Hilland Road. Rhodes Way is then the first turning on the right.

COUNCIL TAX: Band E.

EPC Rating: B.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands 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.

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

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.

