



12, Mill Way | Billingshurst | West Sussex | RH14 9LB





# 12, Mill Way

Billingshurst | West Sussex | RH14 9LB

£475,000

An extended semi-detached family house situated in a cul-de-sac having excellent access to the village with its numerous retail outlets, several hostelryes and eateries and just beyond are well regarded schools, leisure centre and railway station. The property has a quality roof conversion which is accessed via a staircase from the first floor landing. This room now makes the main bedroom with an en-suite shower, with the further bedrooms being on the first floor, both doubles, and there is a bathroom and separate w.c. As you enter the property you are greeted by a good sized hall with turning staircase to one corner. The living room has an aspect to the front and has a log burner. At the rear of the house, and running its full width, is a kitchen/dining room that has an extensively fitted kitchen with wooden work tops and many integrated appliances and there is space for a dining table. In one corner of the kitchen a stable door leads to a large utility room that not only provides space and plumbing for the washing machine and tumble dryer but also has several storage cupboards and gives access to the garden. The ground floor is completed by a cloakroom which is large enough to house a large double fronted store cupboard. At the front of the house is brick paving giving parking for 2 cars. One of the features of the property is the south west facing rear garden with a patio adjacent the property having a pergola over. The garden continues to a good sized area of lawn with an insulated timber office with double glazed windows, At the rear of the garden is an additional slightly raise shingled seating area with timber store to side.



### Hall

Understairs cupboard, radiator, turning staircase to first floor with double glazed window to side, glazed door to:

### Living Room

Fireplace with recessed log burner, raised hearth, engineered oak floor, double glazed window.

### Kitchen/Dining Room

Running the full width of the property with clearly defined dining area having radiator and double glazed door leading to rear garden. The extensively fitted kitchen comprises: wooden worksurfaces and white fronted high gloss units with stainless steel door furniture and comprises: inset single drainer enamel sink unit with mixer tap having base cupboards under, integrated dishwasher, further matching worksurfaces with base cupboards and drawers beneath, fitted Range cooker with stainless steel and glass extractor hood over, recess housing tall fridge/freezer, airing cupboard with lagged hot water tank, stable door leading to:

### Utility Room

Door to the garden, double glazed window, several worksurfaces incorporating space and plumbing for washing machine, further base cupboards and drawers, eye-level units, radiator, door to:

### Cloakroom

White suite comprising: w.c., corner wash hand basin, radiator,

double glazed window, recessed double fronted store cupboard.

### Landing

Double glazed window, radiator, turning staircase to second floor.

### Bedroom Two

Double glazed window, radiator.

### Bedroom Three

Double glazed window, radiator, understairs store cupboard.

### Bathroom

White suite comprising: panelled bath with mixer tap and hand held shower attachment, over-bath mixer shower with retractable shower screen, pedestal wash hand basin, chrome heated towel rail, double glazed window.

### Separate WC

White suite and double glazed window.

### Second Floor Landing

Double glazed window, door to:

### Bedroom One

A large bright room with double glazed picture window to the rear and to the front are two large double glazed skylight windows, radiator, access to eaves storage, fitted wardrobe, door to:

### En-suite Shower

Tiled shower cubicle with mixer shower, vanity unit with wash hand basin having mixer tap and storage under, w.c, chrome heated towel rail, double glazed window.

### Outside, Drive and Parking

To the front of the property is a brick paved wide drive to park two cars, there is side access leading to:

### Rear Garden

The south west facing rear garden is a particular feature of the property and being a very good size for a family and landscaped into three sections, with a large patio adjacent to the property leading to an area of lawn with home workshop/office to side, and a shingle path runs along one side of the lawn which leads to the rear of the garden, where there is a further seating area and timber garden store. To the side of the garden is a log store with a further small store to the side.

### Garden Room/Office

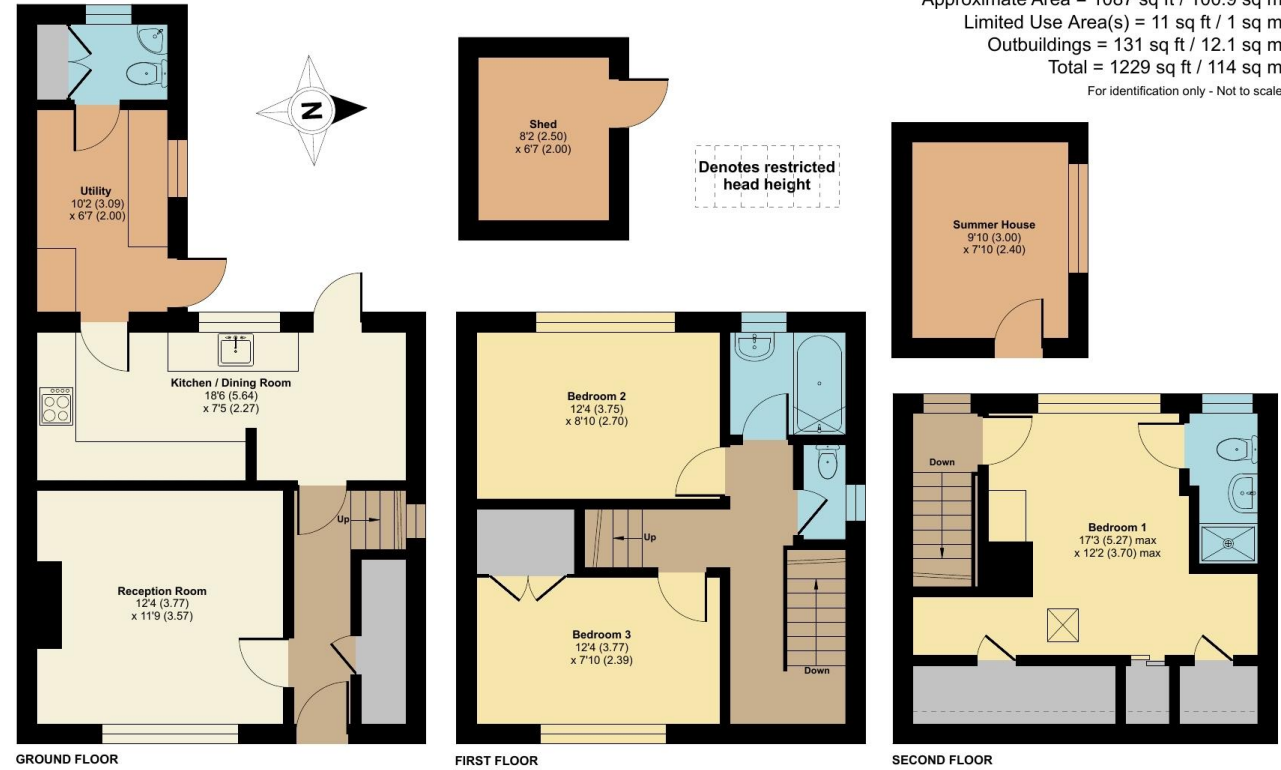
Of timber construction, dry lined and insulated with power and light and two double glazed windows.

**EPC RATING= D.**  
**COUNCIL TAX= C.**



## Mill Way, Billingshurst, RH14

Approximate Area = 1087 sq ft / 100.9 sq m  
 Limited Use Area(s) = 11 sq ft / 1 sq m  
 Outbuildings = 131 sq ft / 12.1 sq m  
 Total = 1229 sq ft / 114 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). © nixhocom 2026. Produced for Fowlers Estate Agents. REF: 1397314



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



Managing Director:  
Marcel Hoad

Fowlers 74 High Street, Billingshurst, West Sussex, RH14 9QS    www.fowleronline.co.uk    billingshurst@fowleronline.co.uk    01403 786787

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