



61, High Street | Billingshurst | West Sussex | RH14 9QP

 **FOWLERS**
ESTATE AGENTS



61, High Street

Billingshurst | West Sussex | RH14 9QP

£275,000.

Situated by the original village green is this charming cottage with all the convenience of having the village centre to hand. The property has immense character with many exposed timbers and a centrepiece Inglenook fireplace to the living room. Most of the windows are double glazed and the property has gas fired heating to radiators. A living room runs the full width of the property and there is a modern fitted kitchen and separate utility room. On the first floor the landing gives access to three bedrooms and the bathroom. At the rear of the cottage is a garden that is predominantly paved with two sets of stone steps leading to an upper level. Like many properties in the High Street the property does not have an allocated parking space. There are plenty of neighbouring roads where parking is unrestricted and there is also the possibility of buying an annual parking permit for the Six Bells public car park.

Entrance

Small covered entrance canopy with quarry tiled step, door leading to:

Entrance Hall

Double glazed window, period style door leading to:

Living Room

A good sized room running the full width of the property with an impressive central Inglenook fireplace with open grate, three double glazed windows, two having fitted venetian blinds, exposed timbers and to one corner of the room is a period style door leading to staircase to the first floor.

Kitchen

Well fitted with a range of modern units comprising: worksurface with inset single drainer stainless steel sink unit with mixer tap having base cupboards and drawers under, further matching worksurface with free-standing fridge with base cupboard to side,

worksurface with inset four ring gas hob having integrated oven under with base cupboards to either side, extractor hood over hob, eye-level cupboards, tiled floor, , understairs cupboard, radiator, uPVC double glazed window, uPVC door with double glazed insert leading to courtyard.

Utility Room

Tiled floor, double glazed windows, double opening single glazed doors leading to courtyard, space and plumbing for domestic appliances with free-standing washing machine, three small eye-level cupboards, wall-mounted gas fired boiler.

Landing

Access to boarded roof space.

Bedroom One

Exposed timbers, radiator, double glazed window.

Bedroom Two

Wealth of exposed timbers,

radiator, double glazed window, fitted double wardrobe.

Bedroom Three

Single glazed window, radiator, deep recessed cupboard.

Bathroom

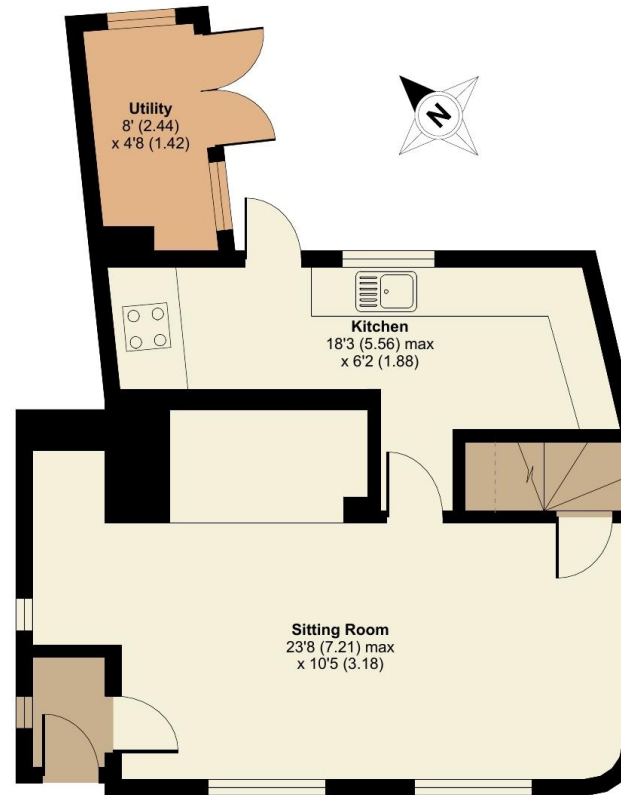
White suite comprising: panelled bath with overhead shower unit and curtain and rail, pedestal wash hand basin, w.c., deep airing cupboard housing hot water tank, medicine cabinet, two single glazed windows, heated towel rail.

Gardens

Almost entirely paved with a retaining wall to one side and a timber store at the rear boundary. There is a gate giving access through the neighbouring property and out onto East Street. There are two separate stone steps leading to a higher level that looks down to the terracing.

EPC RATING= E.
COUNCIL TAX= Band D.





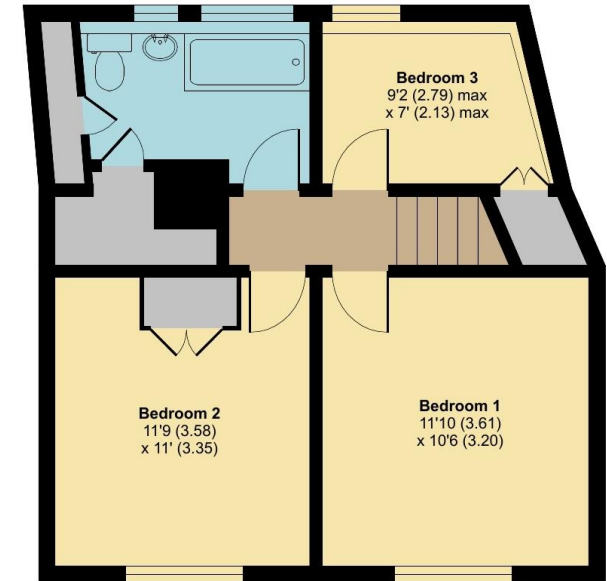
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2026. Produced for Fowlers Estate Agents. REF: 1497645

High Street, Billingshurst, RH14

Approximate Area = 998 sq ft / 92.7 sq m

For identification only - Not to scale



FIRST FLOOR



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Managing Director:
Marcel Hoad

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2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

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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