

**Penfolds,
Property People.**

Randall Way, Billingshurst.
£450,000 Freehold



Penfolds, Specification.

The first impression you have as you walk through the front door of this modern home is the eye for quality and style that pervades. Thoughtfully designed by Devine Homes with easy modern living in mind and positioned within a short distance from all the amenities of Billingshurst village. Bi-fold doors open on to the patio with steps down to an area of lawn with potential for those with green fingers to create a lovely garden. The house is being sold with no onward chain and there is an option to purchase all the first floor furniture by separate negotiation.

- NO ONGOING CHAIN
- Built in 2019 with 5 years NHBC remaining
- Every room immaculately presented
- Convenient village location within a small close of houses
- Bifold doors to patio and garden
- Plantation shutters on all windows
- Detached garage with allocated parking
- Mains gas central heating
- EPC: B Horsham District Council Band: E
- Anticipated Service Charge Expenditure £457.60 pa





"We love the peace and quiet of Randall Way together with the convenience to all of the local facilities. The quality of the development exceeded our expectations, so much so, that our daughter purchased an identical property close by as soon as one became available."

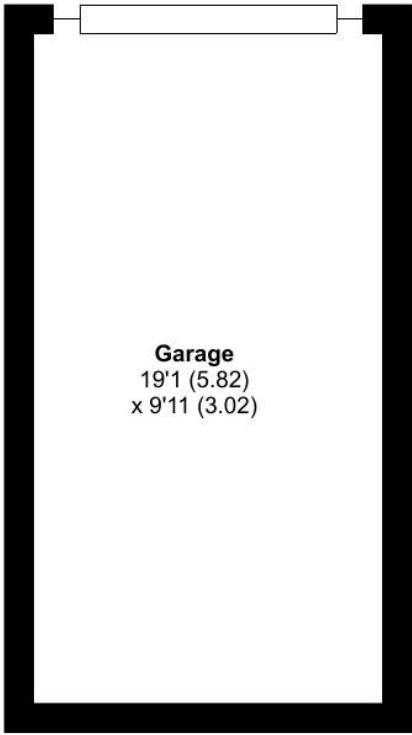
The Owner

01403 289414

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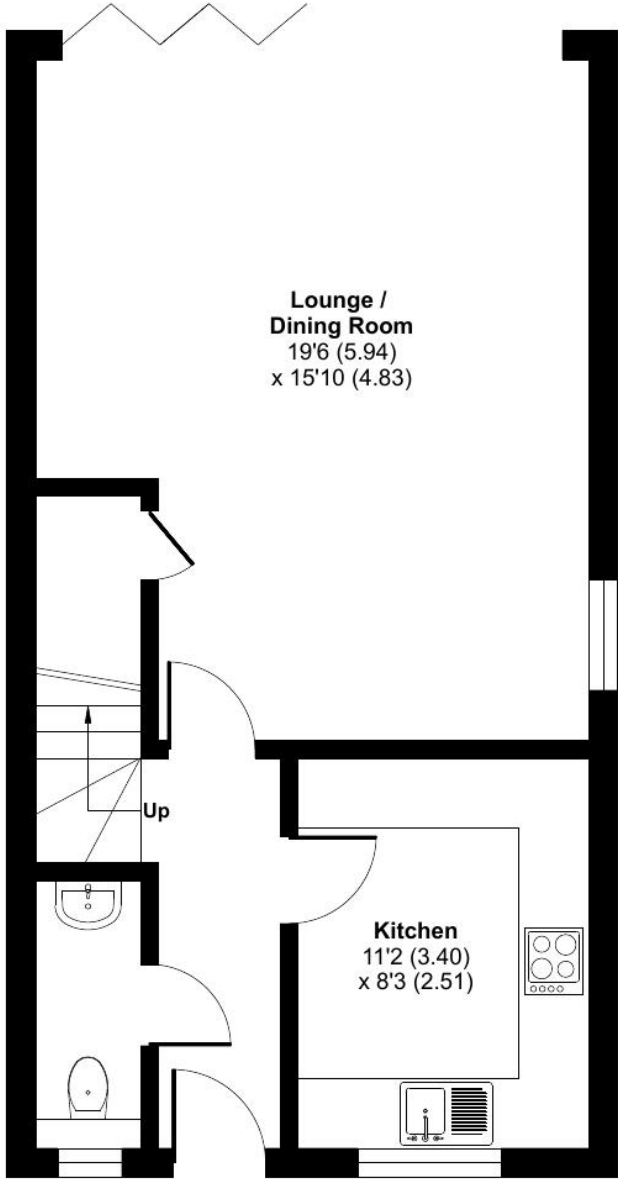
Approximate Area = 986 sq ft / 91.6 sq m
Garage = 192 sq ft / 17.8 sq m
Total = 1178 sq ft / 109.4 sq m

For identification only - Not to scale



Garage
19'1 (5.82)
x 9'11 (3.02)

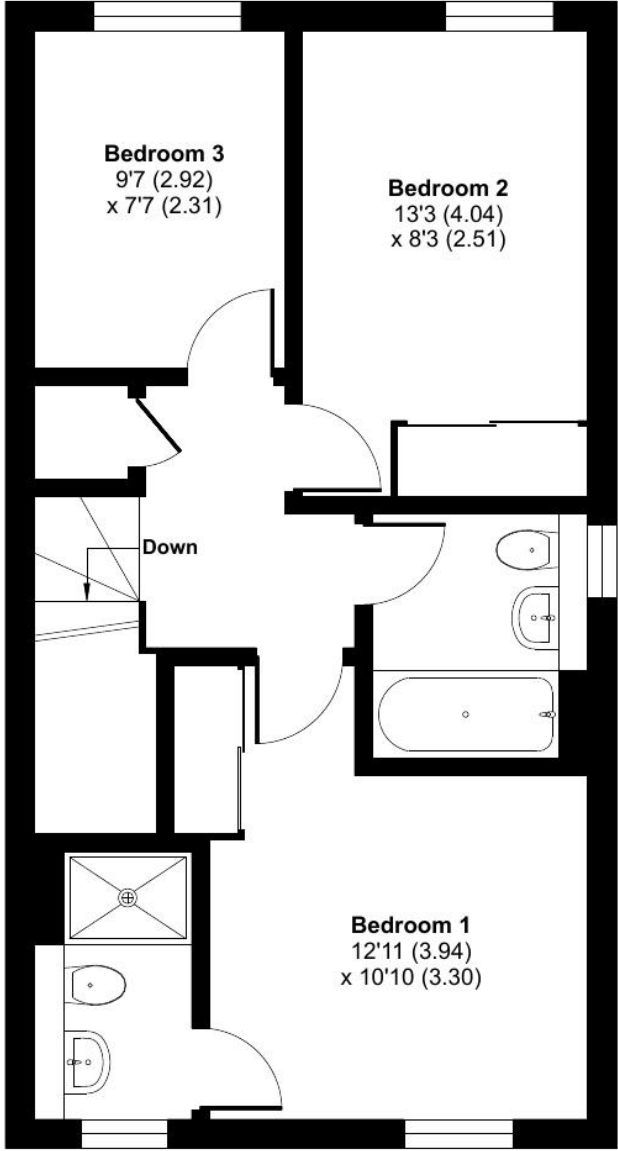
GARAGE



**Lounge /
Dining Room**
19'6 (5.94)
x 15'10 (4.83)

Kitchen
11'2 (3.40)
x 8'3 (2.51)

GROUND FLOOR



Bedroom 3
9'7 (2.92)
x 7'7 (2.31)

Bedroom 2
13'3 (4.04)
x 8'3 (2.51)

Bedroom 1
12'11 (3.94)
x 10'10 (3.30)

FIRST FLOOR



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Penfolds Estate Agents Ltd. REF: 1100304