



6, Randall Way | Billingshurst | West Sussex | RH14 9ZQ





## 6, Randall Way

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**£400,000**  
**GUIDE PRICE**

This lovely modern home, built by Devine Homes in 2019, offers two generously sized double bedrooms and is ideally positioned within one of the more desirable parts of the development, known for its variety of architectural styles and attractive paving. The property enjoys an elevated setting, close to the historic Hammonds Mill, the highest point in Billingshurst and sits on the edge of the development, providing both privacy and convenience. The location is particularly appealing for families and those who enjoy the outdoors, being just a short stroll from a local park with children's play area, duck ponds, and scenic walking routes. It is also within easy walking distance of the High Street, where a range of shops, cafes, restaurants and pubs can be found. It is also within walking distance to the mainline station and other local amenities.



The property also benefits from a driveway, garage, and an attractive, private rear garden of excellent size.

The accommodation is entered via a welcoming entrance hallway, providing access to a contemporary kitchen, a spacious lounge/dining room, a downstairs cloakroom, and stairs rising to the first floor. The stylish kitchen is fitted with shaker-style units complemented by wood-effect worktops and under-cabinet lighting. Integrated Smeg appliances include an electric oven, four-ring gas hob with extractor hood above, eye-level microwave, fridge/freezer, washer/dryer, and dishwasher. The impressive lounge/diner is a particular highlight of the home, featuring bi-folding doors that open directly onto the rear garden, creating a seamless indoor-outdoor living space. There is also a useful and large understairs storage cupboard.

Upstairs, the landing leads to two well-proportioned double bedrooms and a modern family bathroom. Both

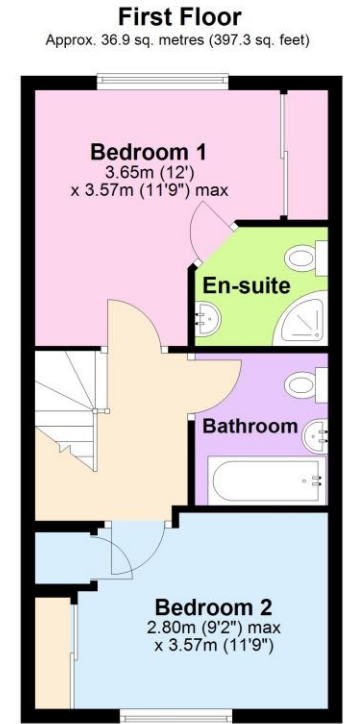
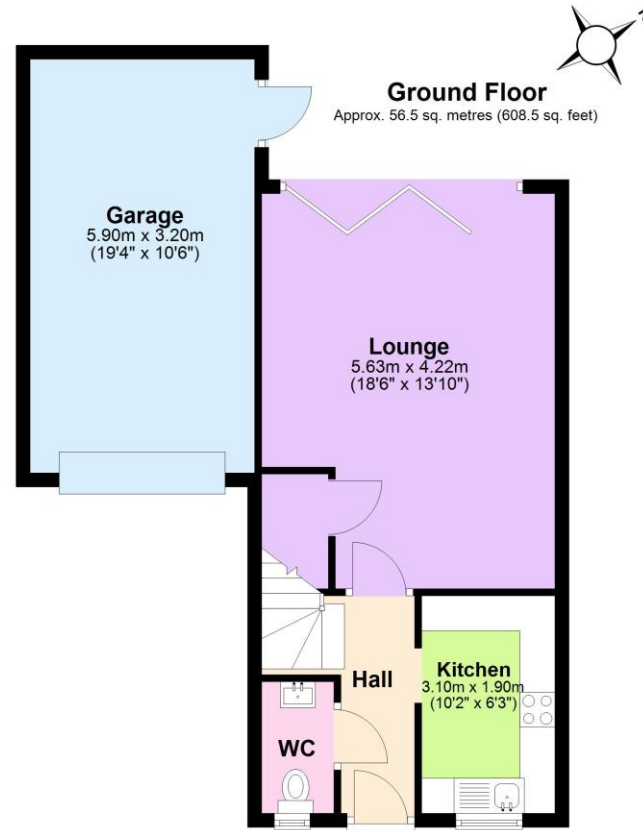
bedrooms benefit from built-in wardrobes with sliding mirrored doors, while the principal bedroom further enjoys a contemporary en-suite shower room.

The family bathroom is fitted with a modern white suite comprising a panelled bath with handheld shower, WC, and wash hand basin set within a vanity unit, complemented by a chrome heated towel rail.

Externally, the property is approached via a pathway bordered by established planting. To the side, there is a garage and block-paved driveway, along with gated access to the rear garden. The fully enclosed garden is well maintained and mainly laid to lawn with planted borders, alongside a generous patio area, ideal for outdoor entertaining. A personal door provides direct access from the garden into the garage.

**There is also the option to keep some of the furniture by separate negotiation, making this an ideal turnkey or move-in-ready opportunity.**

**EPC RATING=B  
COUNCIL TAX BAND=D  
ANNUAL SERVICE  
CHARGE  
APPROXIMATELY £450**



Total area: approx. 93.4 sq. metres (1005.8 sq. feet)

These images are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.



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



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