



51 Longhurst Drive | Billingshurst | West Sussex | RH14 9XP

**FOWLERS**  
ESTATE AGENTS



# 51, Longhurst Drive

Billingshurst | West Sussex | RH14 9XP

£565,000

A beautifully presented detached home set within an exclusive 2018 development, offering bright and spacious accommodation throughout. The ground floor features a welcoming entrance hall, a dual-aspect lounge with patio doors and a charming log burner, and an impressive kitchen/diner with integrated appliances, breakfast bar, and ample dining space. A separate utility room provides extra storage and garden access, while a stylish cloakroom completes the ground floor. Upstairs, there are three well-proportioned double bedrooms, including a generous principal bedroom with fitted wardrobes and a modern en-suite shower room. A contemporary family bathroom serves the remaining bedrooms. Externally, the property benefits from off-road parking for two vehicles, a garage with EV charging point, and visitor parking. The south-facing garden is attractively landscaped with a curved patio, lawn, mature planting, and a raised vegetable area.



A beautifully presented detached home, set within a small and exclusive development built by Countryside Homes in 2018.

The property welcomes you with a spacious entrance hall, providing access to the lounge, kitchen/diner and cloakroom. The impressive double-aspect kitchen/diner is a particularly light and inviting space, featuring a range of integrated appliances, ample base and wall units, and a breakfast bar, alongside plenty of room for a family dining table. A separate utility room offers additional storage, a sink, space for a washer/dryer, access to understairs storage, and a door leading out to the garden.

The dual-aspect lounge is equally bright and benefits from patio doors opening onto the garden. A standout feature of this room is the fitted log burner with an attractive surround and hearth, creating a warm and cosy focal point.

The ground floor is completed by a stylish cloakroom with a concealed cistern WC, wash basin with vanity unit, and

heated towel rail.

Upstairs, a generous landing leads to three well-proportioned double bedrooms. The principal bedroom is dual-aspect and enjoys extensive fitted wardrobes, along with a modern en-suite shower room featuring a walk-in shower, WC, wash basin with storage beneath, heated towel rail and fitted mirror. Bedroom two is a spacious double with a useful alcove fitted with a hanging rail and shelving, while bedroom three is also a comfortable double. The family bathroom is fitted with a bath and handheld shower, WC, and wash basin with storage and mirror.

Externally, the property benefits from off-road parking for two vehicles, along with a garage featuring a pitched roof. The garage houses the boiler and provides a personal door leading to the rear garden, there is also an EV charging point. In addition, there are ample visitor parking spaces available. The attractive south-facing garden enjoys a sunny aspect and features a beautifully curved patio, lawn, well-stocked flower beds, mature planting and trees, a log store, and side access.

There is also a useful raised vegetable garden.

**EPC RATING=B**  
**COUNCIL TAX BAND=E**  
**ANNUAL SERVICE CHARGE £170**



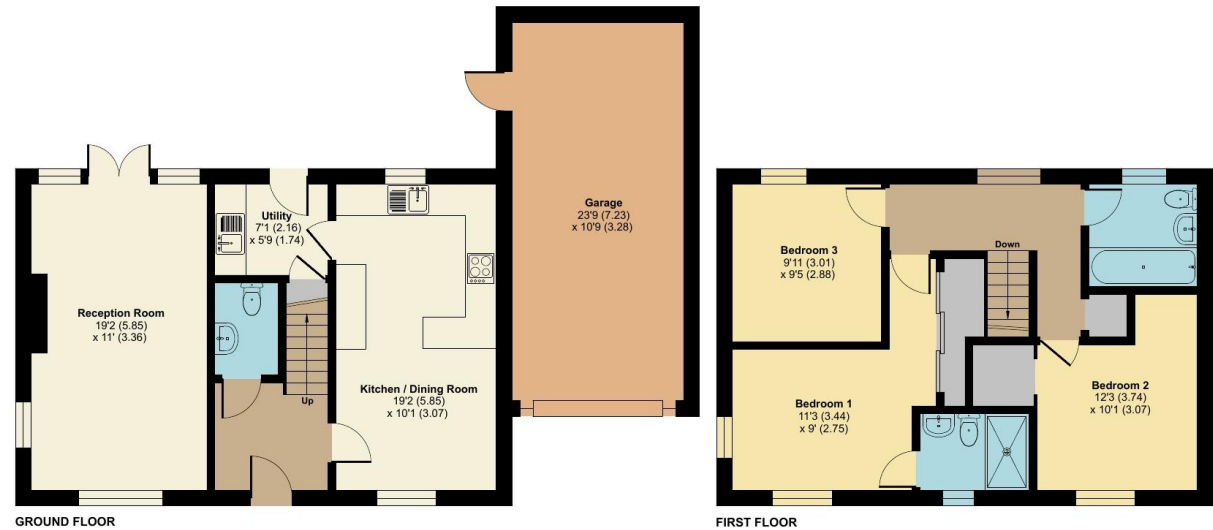
## Longhurst Drive, Billingshurst, RH14

Approximate Area = 1120 sq ft / 104 sq m

Garage = 255 sq ft / 23.6 sq m

Total = 1375 sq ft / 127.6 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). © nrichcom 2026. Produced for Fowlers Estate Agents. REF: 1434844



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



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3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

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.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
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