

OVER 60?

Secure this property
for up to **59% less!**



Guide Price

£799,000

Freehold

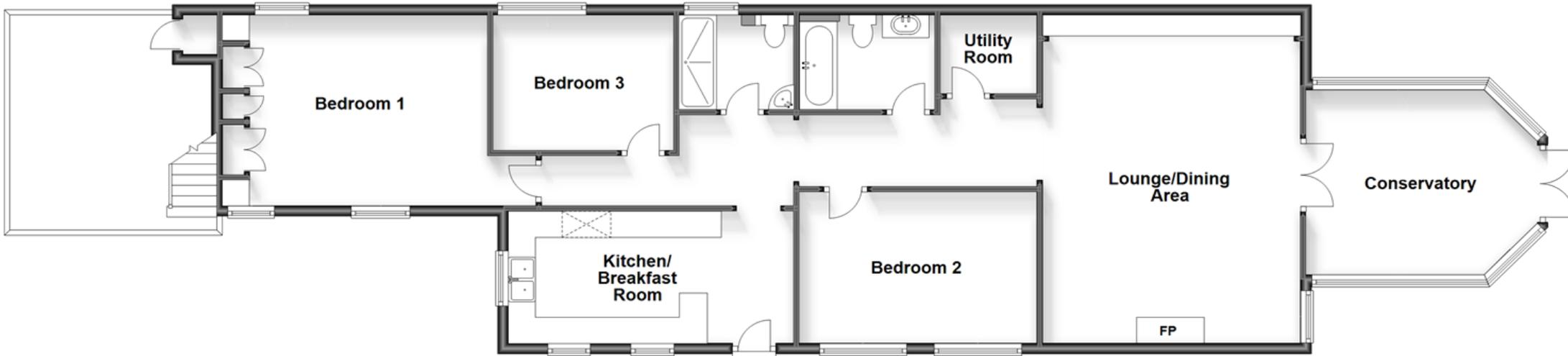
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Hawkhurst Court, Wisborough Green,
Billingshurst, West Sussex, RH14

cubitt & west
Helping you move forwards

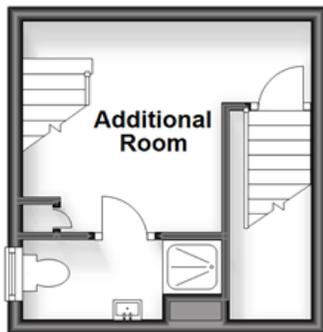
Ground Floor

Approx. 124.8 sq. metres (1343.4 sq. feet)



Dovecote First Floor

Approx. 15.7 sq. metres (169.1 sq. feet)



Dovecote Second Floor

Approx. 15.7 sq. metres (169.1 sq. feet)



Accommodation

GROUND FLOOR

Kitchen/Breakfast Room: 17'5 x 8'4
(5.31m x 2.54m)

Lounge/Dining Area: 20'10 x 15'9
(6.35m x 4.80m)

Conservatory: 13'8 x 11'5 (4.17m x
3.48m)

Bedroom 1: 16'2 up to fitted
wardrobes x 12'0 (4.93m x 3.66m)

Bedroom 2: 11'0 x 8'4 (3.36m x 2.54m)

Bedroom 3: 14'6 x 9'6 (4.42m x 2.90m)

Shower Room

Bathroom

Utility Room

DOVECOTE FIRST FLOOR

Additional Room: 12'6 x 9'7 (3.81m x
2.92m)

Shower Room

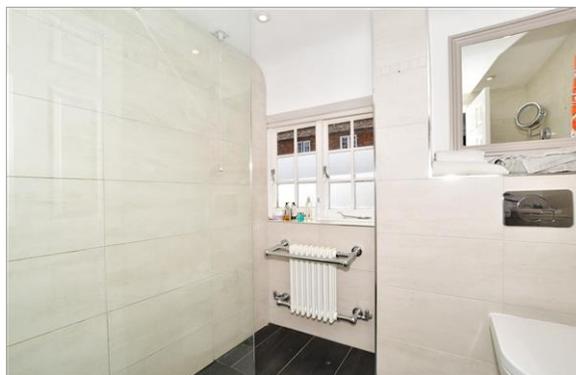
DOVECOTE SECOND FLOOR

Guest Room: 13'9 x 13'7 (4.19m x
4.14m)

OUTSIDE

Parking For 4 Vehicles
Communal Courtyard
Private Rear Garden

EXTERNAL STAIRS TO FIRST FLOOR



Main features

- A beautiful, charming and deceptively spacious converted barn, viewing is highly recommended
- The added bonus of two additional rooms, split over two floors, with a shower room and its own entrance, perfect for a growing teenager
- Oozing character with many original features
- Quiet location, but with easy access to the A272 and the National Trust Petworth House and Park
- Offered for sale with no onward chain



Nearest Schools

Primary School: Wisborough Green Primary School 2.4 miles

Secondary School: The Weald School 3.9 miles



Transport Information

Train Stations: Pulborough 3.0 miles, Billingshurst 4.0 miles



Address

Hawkhurst Court, Wisborough Green, Billingshurst, West Sussex, RH14



Directions

For directions to this property please contact us.



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Call Pulborough Branch 01798 875151 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT: F(22) POTENTIAL: D(67)

21405866/20240321/JD/JD