



23, Townfield | Kirdford | West Sussex | RH14 0LZ





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£450,000

A substantial semi-detached family house situated in the sought after village of Kirdford in a no-through road with a pleasant Green to the front. The property has been fully modernised by the owners, and this includes a magnificent kitchen/dining room that runs the full width of the property with an extensively fitted kitchen including quartz work tops. There is a living room at the front and at the rear of the property is a garden room with full height double glazing, double opening doors to the garden and an insulated roof. The ground floor also has a cloakroom, large side lobby which makes an ideal place for coats and boots and there is also a utility room. To the first floor, the landing gives access to three good sized bedrooms and a modern fitted bathroom. To the outside, there is a large drive at the front for parking and the rear garden is of a generous size and ideal for a family.



Entrance

Front door with double glazed insert to:

Hall

Turning staircase to first floor with understairs storage, wood effect floor, period style radiator, opening through to:

Kitchen/Dining Room

A magnificent room running the full width of the property with a clearly defined dining area capable of taking a large table and chairs and there is a contemporary radiator to this area. The kitchen is extensively fitted with a range of units with quartz working surfaces comprising: inset sink unit with 4 in 1 instant boiling hot water tap having base cupboards under, integrated dishwasher, large peninsula worksurface with inset ceramic hob with base cupboards and drawers beneath, one incorporating retractable waste bins, breakfast bar, tall shelved larder unit, integrated fridge/freezer, cooker unit housing double oven with storage above and below, range of eye-level units, double glazed window overlooking garden.

Cloakroom

Wash hand basin with mixer tap, concealed cistern w.c.

Living Room

Aspect to the front with double glazed window, period style radiator.

Garden Room

Accessed via large opening from the dining area with large double glazed windows with access to patio and garden, double glazed double opening

doors, spot lights, contemporary radiator.

Side Lobby

A very handy room with plenty of space to hang coats and hide footwear, period style radiator and at the front is a door giving access to the front of the property and there is an additional door at the rear which gives access to the garden.

Utility

Worksurface with inset enamel sink with mixer tap having base cupboards and drawers beneath eye-level cupboards, space and plumbing for washing machine and there is currently a tumble dryer over, space for tall fridge/freezer.

Landing

Large double glazed window overlooking the front with pleasant outlook over central Green, access to roof space via retractable ladder with fluorescent lighting and has been boarded and there is electric light.

Bedroom One

Fitted wardrobes, period style radiator, double glazed window.

Bedroom Two

Period style radiator, double glazed window with outlook over central Green.

Bedroom Three

Period style radiator, double glazed window.

Bathroom

White suite comprising: panelled bath with overhead shower and fitted shower screen, glazed shaped wash hand basin with brass mixer tap over and storage under, concealed cistern w.c., heated

towel rail, double glazed window, extractor fan, underfloor heating.

Outside, Drive and Parking

At the front of the property is a brick retaining wall with double opening gates leading to the drive that provides off the road parking for two vehicles. Opposite the house and by the Green are further parking spaces for general use.

Front Garden

With four large, raised vegetable planters.

Rear Garden

Adjacent the property is a patio area which leads to a substantial area of lawn with the rear boundary being marked by two timber garden sheds. To the side of the property is a concealed oil storage tank with a small patio just beyond and this leads to a circular shingle. To the side of the house is a wooden bike shed.

EPC RATING= D.
COUNCIL TAX= D.



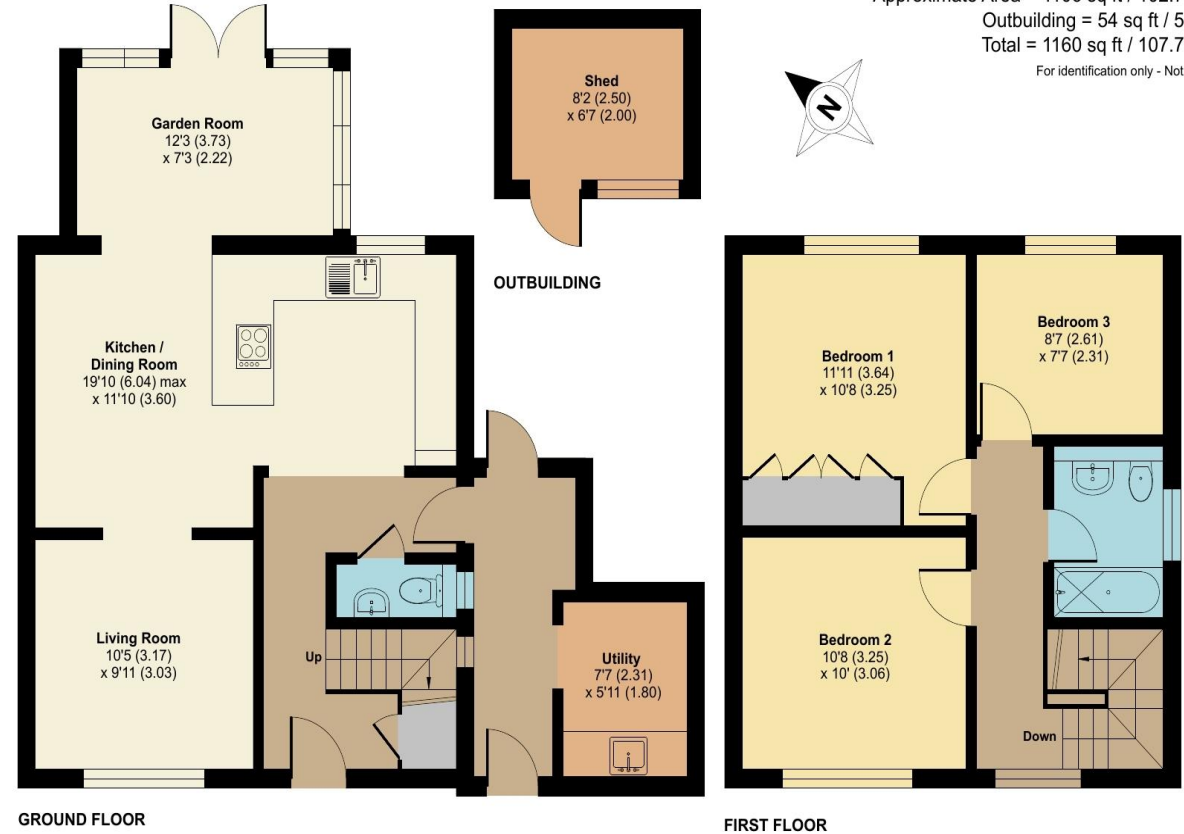
Townfield, Kirdford, Billingshurst, RH14

Approximate Area = 1106 sq ft / 102.7 sq m

Outbuilding = 54 sq ft / 5 sq m

Total = 1160 sq ft / 107.7 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). © nlchecom 2025. Produced for Fowlers Estate Agents. REF: 1363506



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



Managing Director:
Marcel Hoad

Fowlers 74 High Street, Billingshurst, West Sussex, RH14 9QS www.fowleronline.co.uk billingshurst@fowleronline.co.uk 01403 786787

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