



Guide Price £200,000 Leasehold

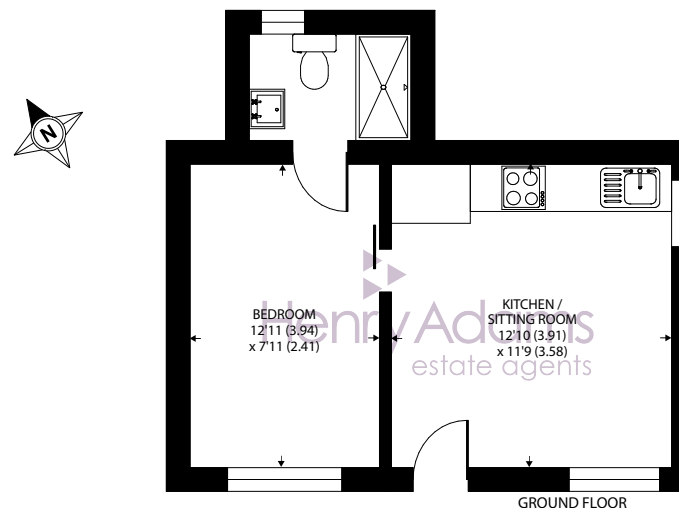
A charming ground floor flat in the picturesque village of Kirdford and convenient for all amenities



- ▶ Open plan reception room with newly fitted kitchen
- ▶ Double bedroom
- ▶ Renovated shower room
- ▶ 156 year lease with £50 ground rent per annum
- ▶ Located close to amenities
- ▶ Situated in the picturesque village of Kirdford

Nestled in the heart of the charming village of Kirdford, this delightful 1 bedroom apartment offers a perfect blend of contemporary living and rural tranquillity. The property boasts a bright and airy open plan reception room with a newly fitted kitchen, providing ample space for relaxation and entertainment. The double bedroom offers a cosy retreat, while the renovated shower room adds a touch of elegance to the residence. With the added bonus of a 156 year lease and a mere £50 per annum ground rent, this apartment presents an excellent opportunity for first-time buyers. Perfectly positioned close to local amenities, residents can enjoy the convenience of village life without compromising on comfort and style.

Kirdford is a picturesque Sussex village renowned for its pretty period houses and cottages with a range of facilities including a popular public house, a restaurant, a fine Parish Church and a recently opened village shop with a cafe. The larger historic centres of Petworth and Billingshurst are about 5.5 miles, the latter providing schooling for all age groups, a range of shopping facilities, a leisure centre and a mainline station with a train service into London Victoria. The provincial centres of Horsham and Haslemere (with its mainline station into London Victoria or Waterloo) are about 13 and 19 miles respectively.



Approximate Area = 298 sq ft / 27.7 sq m
For identification only - Not to scale

