



46, Townfield | Kirdford | West Sussex | RH14 0NA





## 46, Townfield

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**£450,000**

A semi-detached family house situated in a quiet location in the sought after village of Kirdford on a no-through road. The property benefits from a generous south facing garden with a summerhouse and storage shed, backing directly onto open countryside. Internally the property has a good sized living room with a large open plan kitchen/family area, both the principal reception rooms back onto the rear garden. Leading from the kitchen is a large covered, connected walkway making ideal storage area, this also gives access to a utility room and cloakroom. On the first floor are three good sized bedrooms, with bedrooms one and two looking over the rear garden with countryside beyond. There is also a recently refitted family bathroom. The current owner has had a new boiler and oil tank fitted and had the property rewired.



Front door leading to:

### Entrance Hall

Further door to:

### Living Room

Open fireplace with stone fire surround with matching hearth, Amtico floor covering, covered radiator, double glazed window overlooking garden. To one corner is a turning staircase leading to the first floor with two double glazed windows over the stairs.

### Kitchen/Dining Room

This large room runs the full length of the property the kitchen is extensively fitted and comprising: work surface with inset one and a half bowl single drainer sink unit with mixer tap having base cupboards and drawers under, space for a dishwasher, further work surface with base cupboards and drawers beneath and range of matching eye-level units incorporating display shelving, large peninsula work surface with inset free-standing electric cooker and base cupboards under, open larder cupboard with double glazed window, radiator. Separate dining area with Amtico floor covering, double glazed window, radiator. Door from kitchen area leading to:

### Covered Walkway

This large area runs the full length of the property and makes an ideal area for storage and has a tiled floor. At the rear is a door leading to the garden. There is also a door at the front giving access to the front of the property.

### Utility Room

Work surface with inset double drainer sink unit with base cupboards beneath, space and plumbing for washing machine and space for further domestic appliance, single glazed window, tiled floor, electric heater.

### Cloakroom

Part tiled walls, tiled floor, w.c. sink with mixer tap and vanity unit under, electric heater.

### Landing

Access to roof space via pull down ladder, which is insulated and part boarded.

### Bedroom One

Aspect to rear with outlook over garden with countryside beyond, fitted wardrobes, double glazed window, radiator.

### Bedroom Two

Outlook over garden with countryside beyond, double glazed window, radiator.

### Bedroom Three

Aspect to front with outlook over adjacent Green, double glazed window, radiator.

### Bathroom

Bath with mixer tap with handheld shower attachment, separate corner shower enclosure, pedestal wash hand basin, w.c., towel rail, double glazed window.

### Outside: -

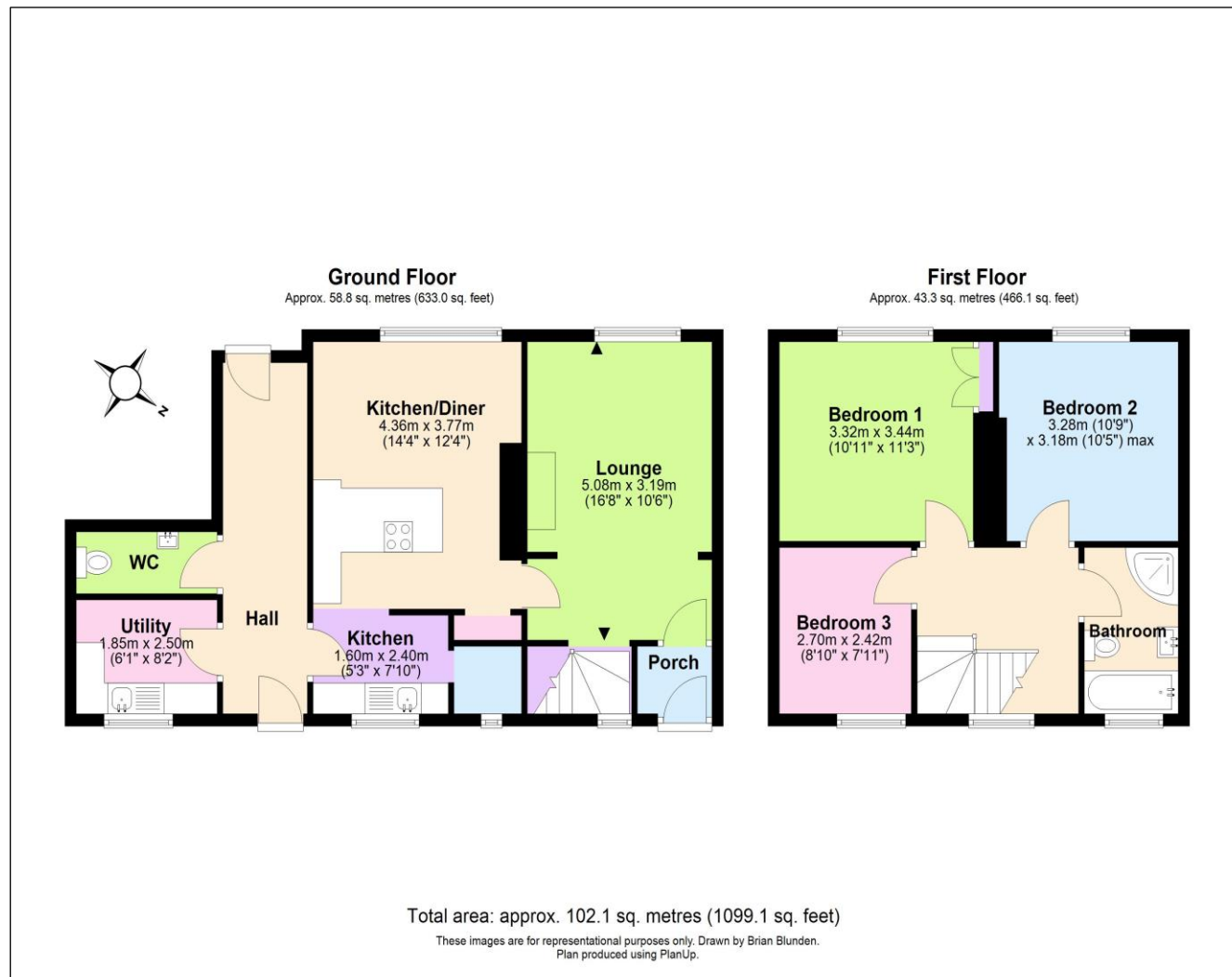
### Front Garden

The wide front garden has a large shingled area for ease of maintenance with a central Maple tree. There are well stocked flower beds and a path leading to the front of the property. It should be noted that a good number of neighbouring properties have converted the front gardens to provide off-road parking.

### Rear Southerly Facing Garden

A magnificent feature of the property is the good-sized family garden of approximately 90 feet in length and has the benefit of a wonderful back drop directly over neighbouring countryside. In more detail the garden has a terrace adjacent to the property that leads to an area of lawn with a shaped path meandering down the garden passing under a wooden pergola with well stocked flower beds. The steppingstone pathway then continues to a further substantial area of lawn with flower and shrub borders to either side leading towards the rear boundary where there is a beautiful summer house with power and light along with a storage shed and fruit trees.

**EPC RATING = D**  
**COUNCIL TAX BAND = D**



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