



69 TOWNFIELD

*Barrington  
& Company*



**69 TOWNFIELD, KIRDFORD, BILINGSHURST, WEST SUSSEX, RH14 0NA.**

*A well-proportioned and newly refurbished one bedroom ground floor apartment with private rear garden.*

Communal hall, Front door to Hall, Sitting/dining room with wood burner, Kitchen, Bedroom, Shower room, Electric heating, Private garden, Shed, Garden store.

**SITUATION:**

The property is situated on a no-through road in the centre of Kirdford between Billingshurst and Petworth. The village offers an award winning village store 2 pubs and parish church. Further village shops and primary schools are available at the nearby villages of Wisborough Green, Loxwood and Plaistow. Petworth is an attractive old market town boasting a regular farmers market, first class deli and shops catering for every day needs, a wealth of antique shops and a primary school. More extensive facilities can be found in the historic village of Billingshurst which lies approximately 6 miles away offering a good range of shops including a supermarket, pharmacy, butcher and baker. There is also a leisure centre with swimming pool and a mainline railway station which provides a frequent service to London/Victoria. Cranleigh is approximately 11 miles away, Guildford 18 miles and Gatwick International Airport approximately 28 miles.





#### DESCRIPTION:

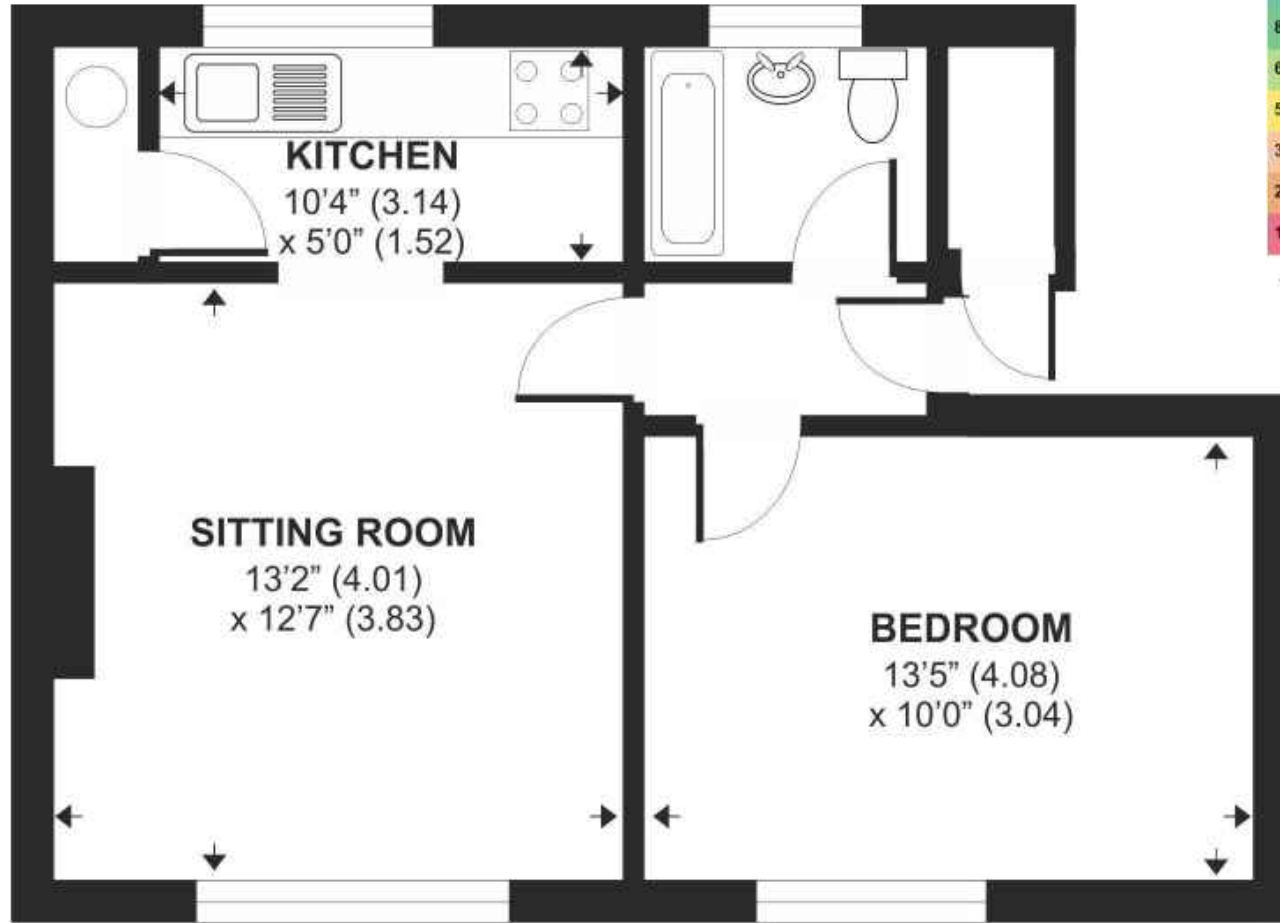
The property comprises a purpose built ground floor flat which has been a successful buy to let investment for the present owner for several years. It has recently been updated with new kitchen, shower room, wood burner, floor coverings and redecoration and now provides a further opportunity for an investor or owner occupier.

#### OUTSIDE:

To the rear of the property is a private garden which is mainly laid to lawn with Shed and adjacent brick built garden store.

**SERVICES:** Mains Water, Electricity and Drainage.

**LEASE** 105 years unexpired. Ground rent £10 pa. Service charge £TBC



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



**APPROX. GROSS INTERNAL FLOOR AREA 435 SQ FT / 40.5 SQM**



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