



HARRISON BRIDGER
INDEPENDENT ESTATE AGENTS

Residential
Commercial
Sales
Lettings



1 Bakehouse Cottages, Village Road, Kirdford, RH14 0NU
Rental £800 pcm



**LIVING/DINING AREA • KITCHEN AREA •
BEDROOM • BATHROOM • COURTYARD •
EASY ON STREET PARKING**

Welcome to Bakehouse Cottage, a beautifully finished character maisonette located in the pretty village of Kirdford, West Sussex. This beautifully upgraded one bedroom ground floor property exudes charm and elegance. With its blend of modern amenities and classic features, this maisonette offers a comfortable and practical living

Ground floor accommodation includes :

- **Living /Dining area** with exposed beams, wood effect flooring, stable front door
- **Kitchen area** with fitted modern white units, appliances included, Corian worktops, exposed beams.
- **Bedroom** with fitted wardrobes, stable door to courtyard, pine floor. (the landlord would prefer the bed to remain in place
- **Bathroom** elegantly tiled, cupboards with stone worktop, bath/shower, basin and W.C.

Exterior :

- **Courtyard:** private and enclosed with flower bed



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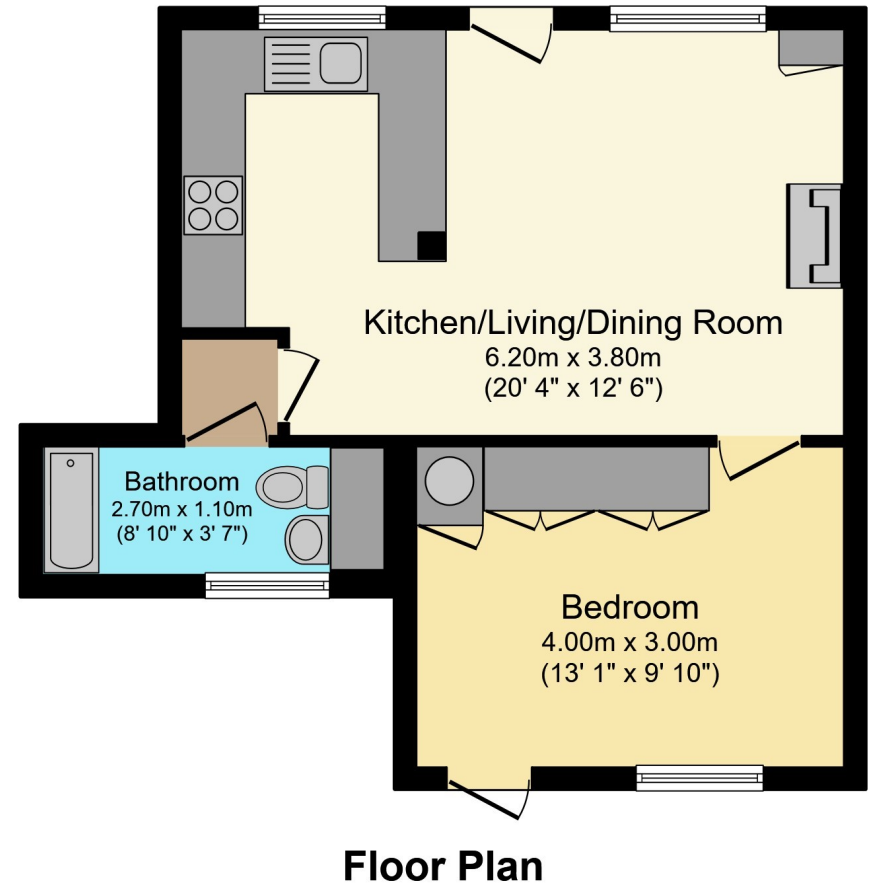
• **KIRDFORD**

This vibrant village is roughly equidistant between Petworth and Billingshurst, and offers a local store and the Half Moon public house. With Guildford and Horsham town centres around 12 miles away from the property. Billingshurst which has a larger range of shops and amenities also has a railway station with direct links to London Victoria.

Agents Notes: Modern electric heating; On street parking in front of the property;



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



Total floor area 40.4 m² (435 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

IMPORTANT NOTICE

1. These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute part of an offer or contract.
2. All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
3. The floor plan is published for convenience only. Although it is thought to be correct its accuracy cannot be guaranteed and it does not form part of the contract. NOT TO SCALE.
4. The property including services are believed to be in good working order, however, nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. Interested applicants are advised to make their own enquiries and investigations before finalising their offer to purchase.
5. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.
6. Any area measurements or distances referred to herein are approximate only.
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