



2 TOWNFIELD





2 TOWNFIELD  
Kirdford  
West Sussex RH4 0NE

Guide Price - £415,000 - Freehold

Entrance lobby • Sitting/dining room • Kitchen  
Garden room • Utility/wc  
3 bedrooms • Family bathroom (currently a shower room)  
Double external workshop • Car port  
South west facing garden • 2 greenhouses • Shed  
Front garden & Off street parking

#### DESCRIPTION

A spacious 3 bedroom semi-detached house located in the heart of the very popular village of Kirdford. The house is understood to have been built in the 1930's and has been lived in by the same family for over 70 years. The property would now benefit from modernisation and therefore offers an incoming purchaser a fantastic opportunity to modernise the house to their own taste.

The house is approached through the front garden with a tarmac entrance drive providing ample parking and with the car port to one side. The entrance lobby gives access to the spacious sitting room that also has space for a dining table. Off the sitting room is the utility room and separate wc and the fully fitted kitchen which includes wall and base units also has an electric double oven, gas hob (calor gas) and stainless steel sink and drainer. A door leads to the garden room which in turn leads out on to the south facing garden. There is also access from the garden room to the covered car port and workshops to one side.

Upstairs are 2 double bedrooms, a single bedroom and a family bathroom currently fitted with a large shower cubicle.

Outside, the rear garden is a good size and faces south-west. There is a mixture of lawn, borders with mature shrubs, paved areas, two greenhouses and a large shed.







### LOCATION & AMENITIES

2 Townfield is centrally located within the Conservation Area of the very sought after village of Kirdford with attractive period houses, church, two village pubs and an award winning village shop all within walking distance. Further shopping facilities can be found at Billingshurst, about 6 miles, which also has a mainline station with trains into Victoria and London Bridge (about 70 minutes). Petworth is about 5.5 miles to the south-west, with an excellent range of shops. Haslemere, about 11 miles, has further shopping facilities and a mainline station to Waterloo (about 47 minutes). The larger towns/cities of Horsham, Guildford and Chichester are all within fairly easy reach. There are many local footpaths close by.

### DIRECTIONS

From Petworth, as you head north, out of the town, drive over the mini roundabout, past the pub and take the right hand fork signposted Balls Cross and Kirdford. Continue along this road for several miles and into Kirdford. Drive through the village, past the village shop on your left, then continue until you see the entrance to the Forresters Arms on your left and 2 Townfield is opposite this on the right hand side.

### SERVICES

Mains water, electricity and drainage. Oil fired central heating boiler with radiators. Calor gas for the kitchen hob.

### EPC

Band E

### LOCAL AUTHORITY

Chichester District Council

### COUNCIL TAX

Band D – currently £1,785.38 (2018/2019)

### VIEWING

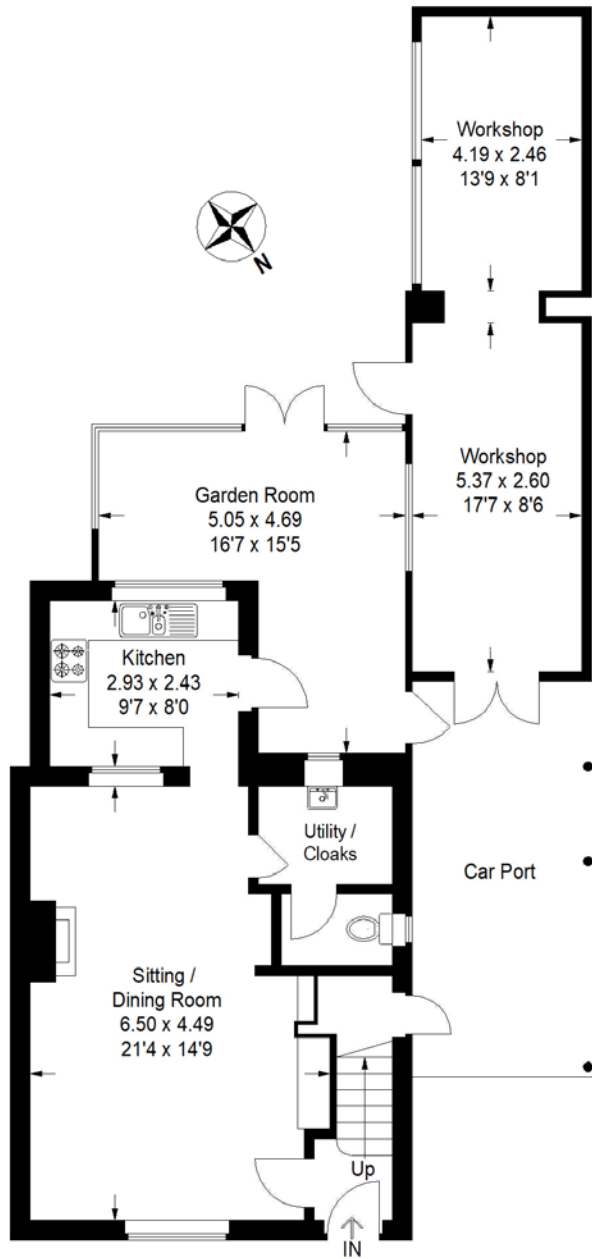
Strictly by appointment with the sole agent  
RH & RW Clutton – 01798 344554



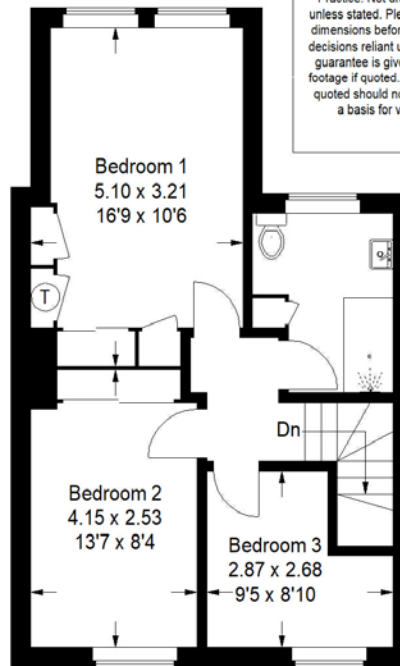


## 2 Townfield, Kirdford

Approximate Gross Internal Area  
 Ground Floor = 64.9 sq m/698 sq ft  
 First Floor = 45.3 sq m/488 sq ft  
 Total = 110.2 sq m/1,186 sq ft  
 Workshops = 25.4 sq m/273 sq ft



Ground Floor



First Floor

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



NOTICE: RH & RW Clutton (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective tenants or purchasers, and do not constitute the whole or any part of an offer or contract. (ii) RH & RW Clutton cannot guarantee the accuracy of any description, dimensions, references to condition and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. (iii) the vendor does not make or give, and neither RH & RW Clutton nor any person in the employ of RH & RW Clutton has any authority to make or give any representation or warranty in relation to this property. Property particulars updated October 2018

rightmove  onTheMarket.com



01798 344554

[www.rhrwclutton.com](http://www.rhrwclutton.com)

New Street | Petworth | West Sussex GU28 0AS