



## 2 Bakehouse Cottages, Petworth Road - RH14 0NU

Guide Price £175,000

## 2 Bakehouse Cottages

Petworth Road, Billingshurst

- Open plan reception room with newly fitted kitchen
- Double bedroom
- Renovated shower room
- 154 year lease with £50 per annum ground rent
- Located close to amenities
- Situated in the picturesque village of Kirdford
- Ideal First Time Buyer or Buy to Let purchase

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.

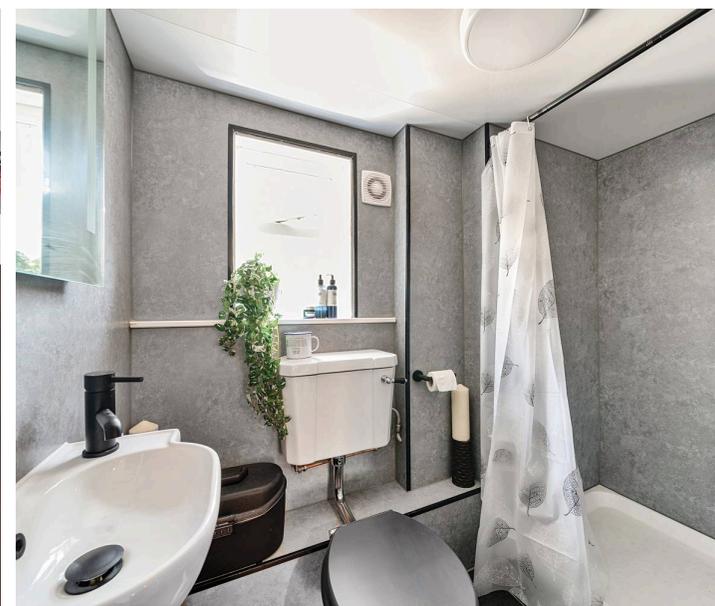


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Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E





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



## Henry Adams - Storrington

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.