

**Penfolds,  
Property People.**

**Kirdford, Billingshurst.**  
**£550,000** Freehold





# Penfolds, Specification.

There's a light and airy feel to this home which is situated in the heart of one of the most sought after villages in West Sussex. The layout of the accommodation is separated by the entrance hall with bedrooms to one side and living rooms to the other. The flow is effortless and the living/dining room is a wonderfully versatile space to style to suit your own needs. The gardens have been designed with ease of maintenance in mind and there is plenty of parking for visiting friends and family. The award winning village shop and two pubs are a short walk away and there are clubs and societies to join within this strong community.

- Single storey home in central village location
- Flexible open plan living space
- Two double bedrooms
- Bathroom
- Kitchen
- Utility room
- Garage & pretty gardens
- Mains water, electricity & drainage
- Oil fired central heating
- EPC: E Council Tax: Chichester District Council Band: E







"I have enjoyed living in Kirdford for nearly 25 years, the last 11 years being at this bungalow.

Kirdford is a very friendly village with a nice community feeling with a super local shop and with two good pubs. The countryside is lovely and there is an abundance of walks and wildlife"

The Owner

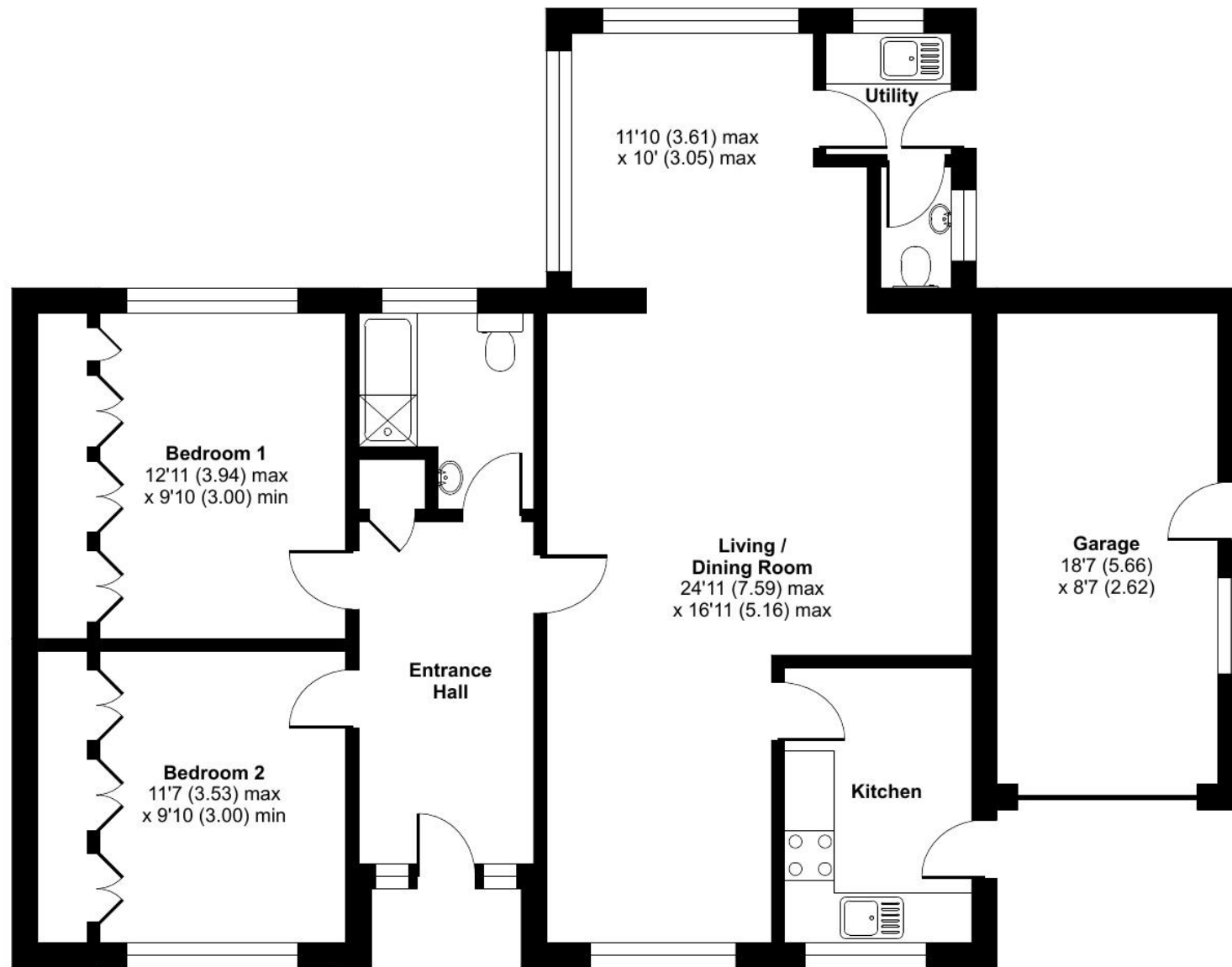


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Approximate Area = 1268 sq ft / 117.7 sq m

For identification only - Not to scale



**GROUND FLOOR**



**Certified  
Property  
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.  
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