



6, Bramley Close | Kirdford | West Sussex | RH14 0QH





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£450,000 GUIDE PRICE

A three bedroom end of terrace home situated in the heart of the sought after village of Kirdford and within easy reach of the highly regarded general store serving most day to day needs. The property is situated in a no-through road and has a beautiful outlook over a neighbouring green. A wide hall leads to the lounge with a picture window overlooking the green and there is also a magnificent kitchen/dining room that runs the full width of the property and has an extensively fitted kitchen with numerous integrated appliances. To the rear of the property is a conservatory of predominantly double glazed glass construction giving an excellent outlook over the garden. There is also a cloakroom. The first floor landing gives access to three bedrooms with the main bedroom having an en-suite shower and there is a modern family bathroom. To the outside, a drive gives parking and leads to the attached garage and the rear garden is of a very good size with a patio adjacent the property and the remainder of the garden is almost entirely laid to lawn.



Entrance

Front door with double glazed insert, leading to:

Hall

Tiled floor, radiator, turning staircase to first floor, understairs cupboard.

Cloakroom

Tiled floor, wash hand basin with mixer tap and cupboard under, concealed cistern w.c., radiator, double glazed window, extractor fan.

Lounge

Double glazed windows with outlook to front overlooking neighbouring green, radiator.

Kitchen/Dining Room

A magnificent room running the full width of the property with a large dining area having tiled floor, radiator and double opening double glazed doors leading to conservatory. The extensively fitted kitchen has stone worksurfaces and numerous base cupboards and drawers and comprises: a one and a half bowl sink unit with mixer tap having base cupboards under, integrated slim-line dishwasher, further matching worksurface with inset four ring induction hob, stone splash back and stainless steel extractor hood over, integrated double oven with base cupboards to either side, peninsula worksurface with

integrated fridge and freezer under, eye-level cupboards, concealed LPG gas fired boiler, understairs cupboard.

Conservatory

Approach from the dining room and comprising: full height double glazed windows with outlook over patio and garden, clear glass roof with fitted blinds, tiled floor, power points.

Landing

Galleried effect over stairwell, airing cupboard housing pressurised hot water tank.

Bedroom One

Radiator, double glazed windows, door to:

En-suite Shower

Comprising: tiled shower cubicle with mixer shower, wash hand basin with mixer tap, shaver point, concealed cistern w.c., mirror fronted medicine cabinet, chrome heated towel rail, extractor fan, tiled floor.

Bedroom Two

Large double glazed window with outlook over neighbouring green, radiator, one double and one single wardrobe, access to roof space.

Bedroom Three

Aspect to rear, double glazed window, radiator.

Bathroom

Partly tiled walls and tiled floor,

white suite comprising: panelled bath with mixer tap and shower attachment and fitted shower screen, wash hand basin with mixer tap, concealed cistern w.c., chrome heated towel rail, tall mirror fronted medicine cabinet, extractor fan, double glazed window.

Outside

At the side of the property is a private drive providing parking and this leads to:

Garage

With up and over door, power and light. The garage currently has plumbing in place and houses a washing machine and tumble dryer. At the rear of the garage is a door giving access to the garden.

Front Garden

Area of lawn with flower and shrub borders.

Rear Garden

A very good sized garden comprising: a full width shaped patio adjacent the property and conservatory which leads to a good sized area of lawn with shaped edges and well stocked flower and shrub borders and there is secure gated side access.



EPC RATING= D.
COUNCIL TAX= D.
ESTATE CHARGE=
£183.21 for this year.



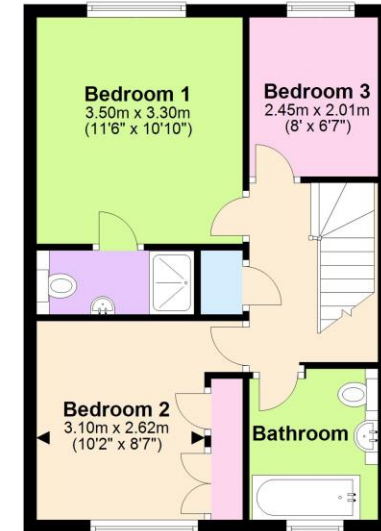
Ground Floor

Approx. 52.7 sq. metres (567.7 sq. feet)



First Floor

Approx. 42.0 sq. metres (452.5 sq. feet)



Total area: approx. 94.8 sq. metres (1020.1 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



"We'll make you feel at home..."



Managing Director:
Marcel Hoad

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