



Excalibur Close, Ifield
£185,000

**MANSELL
McTAGGART**
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- NO CHAIN
- Private entrance hall with steps leading to first floor
- Light and airy living/dining room
- Inner hallway with airing cupboard
- Large bedroom overlooking rear of the property
- Electric Economy heating
- Allocated parking for one vehicle
- Council Tax Band 'B' and EPC 'E'

A modern and well-designed one bedroom first floor maisonette, situated in a quiet cul-de-sac location in the popular residential area of Ifield to the west of Crawley town centre offered to the market with NO CHAIN.

As you approach the property you are greeted with a private front door with entrance lobby with space for shoes and coats. Stairs lead to the first floor where there is an open plan light and air living/dining room with plenty of room for a three seater and two seater sofas with freestanding furniture and a four person dining table.

The kitchen is situated off the dining area and is fitted with a range of wall and base units, sink unit, roll top work surfaces, window to side, space for electric oven, electric hob, plumbing and space for washing machine and space for fridge/freezer.

There is an inner lobby with storage cupboard.





The bedroom is set to the rear with window to rear, plenty space for freestanding furniture and king size bed.

The bathroom is of a good size with panelled bath with separate shower unit, low level WC, pedestal wash hand basin, attractive tiling and opaque window to rear. Outside there is an allocated parking space for one vehicle and visitors parking.

Internal viewings are highly recommended to avoid disappointment.

Lease Details

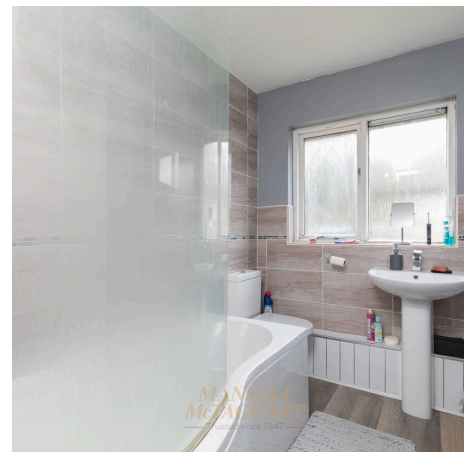
Length of Lease - 99 years from 15 October 2018

Annual Ground Rent - £100

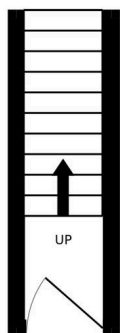
Annual Service Charge - £100

Service Charge Review Period - November

Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.



GROUND FLOOR
3.2 sq.m. (35 sq.ft.) approx.



1ST FLOOR
48.4 sq.m. (521 sq.ft.) approx.



TOTAL FLOOR AREA : 51.7 sq.m. (556 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

crawley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/crawley/

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