



St. Andrews Road, Ifield, West Sussex, RH11 0UL



woodlands

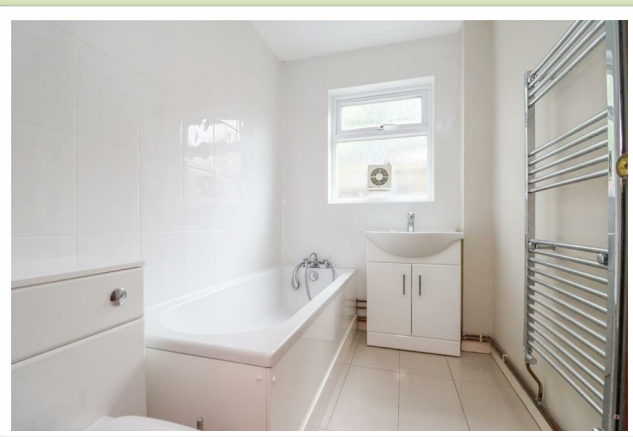
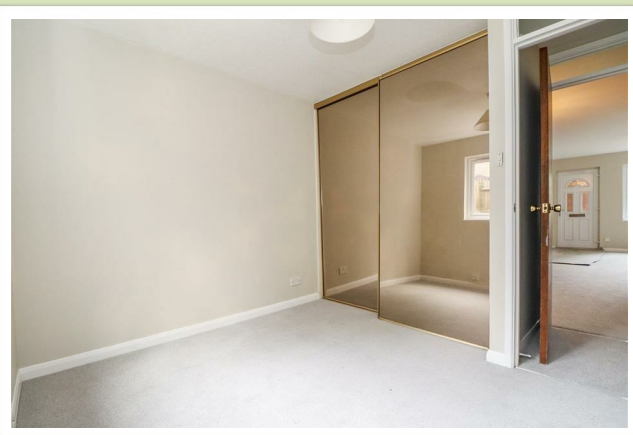


Situated in a popular residential street in Ifield West, this ground floor maisonette is brought to the market with no onward chain and offers a great balance for both first time buyers and professional investors alike - being a quiet residential position but with the convenience of Ifield train station and local bus routes within close proximity. There is a local Tesco Express, community centre and playground and being positioned towards the edge of town means you're not too far from the picturesque Sussex countryside, allowing owners to easily get out and explore nature making this such a great setting to settle down.

The property is accessed by a driveway with off road parking for 2 vehicles, and a covered porch leads to the front door into a bright and spacious living/dining room. This is an excellent space with room for both living room and dining room furniture as well as a large storage cupboard. The kitchen is separate to the living space, and has been recently updated to provide a good range of attractive base and wall units, tiled floor and splash back, as well as an integrated oven, gas hob and extractor fan. Beyond the kitchen is a rear hallway with airing cupboard and combi boiler, and modern bathroom suite including bath tub, tiled walls and floor, and a heated towel rail. The bedroom is to the rear of the property - a well proportioned double bedroom benefitting from mirrored wardrobes.



To the rear of the property is a small courtyard garden, offering a private outside space for some outdoor entertaining and al-fresco dining in the summer months.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COVERED PORCH

FRONT DOOR TO:

LIVING/DINING ROOM 15'07" x 21'11" (4.75m x 6.68m)

KITCHEN 5'05" x 8'01" (1.65m x 2.46m)

INNER HALL 5'11" x 2'10" (1.80m x 0.86m)

BEDROOM 9'09" x 11'0" into wrdb (2.97m x 3.35m into wrdb)

BATHROOM 5'05" x 7'09" (1.65m x 2.36m)

OUTSIDE

OFF ROAD DRIVEWAY PARKING FOR 2 VEHICLES

PRIVATE REAR GARDEN

OUTGOINGS

LEASE LENGTH: 125 YEARS FROM 01.01.1982

SERVICE CHARGE: NONE

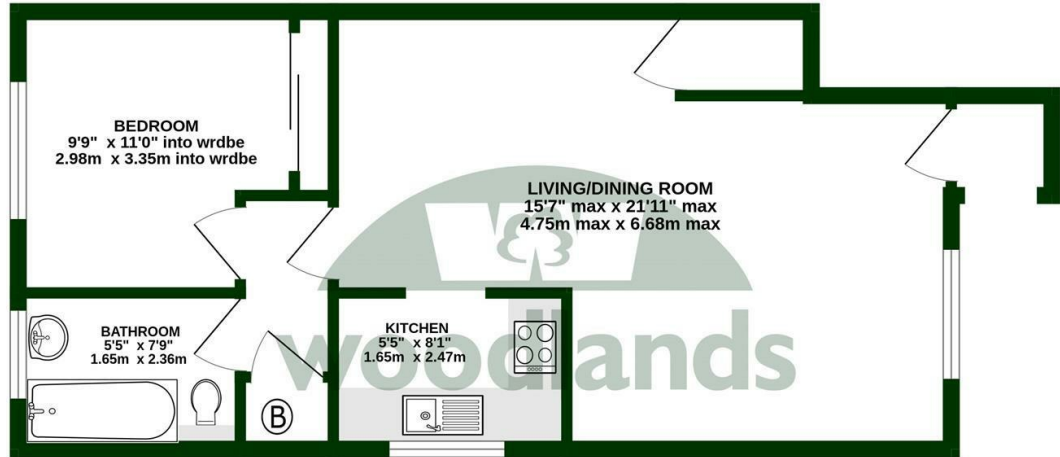
GROUND RENT: NONE

NO ONWARD CHAIN



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GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA: 490 sq.ft. (45.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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LOCATION: Set in the popular Ifield West area, this property offers excellent access for local amenities including local bus routes, Tesco Express and several excellent schools. Ifield Mill Pond and Ifield Golf Club are in easy reach and the property also offers excellent access to Ifield train station and road links to Gatwick Airport, M23 north and south bound. The Sussex countryside is also easily accessible.

DIRECTIONS: From Horsham proceed in a North Easterly direction along the A264 heading towards Faygate and Crawley. At the Faygate roundabout go straight ahead. At the Kilnwood Vale roundabout go straight ahead. At the Bewbush roundabout go straight ahead. At the next roundabout go straight ahead. At the next roundabout go straight ahead. At the next roundabout by Squires garden centre bear left onto Crawley Avenue A23. At the traffic lights turn left onto Gossops Drive. At the mini roundabout turn right onto Overdene Drive. Proceed to the end of this road and at the T junction turn right onto Ifield Drive. Take the first left onto Tangmere Road. Proceed to the end and at the T Junction turn left onto Rusper Road. At the mini roundabout go straight ahead onto Hyde Drive. Follow this road to the end and at the T junction turn right onto Fairway. Follow this road, which turns into Birkdale Drive. Pass Troon Close on your right, then take the next right into St Andrews Road.

COUNCIL TAX: Band B.

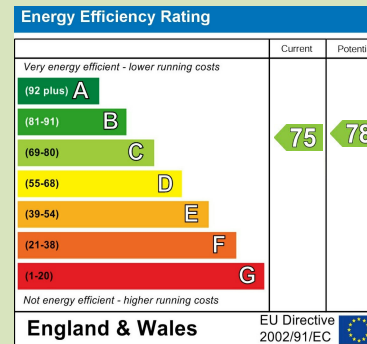
EPC Rating: C.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services, does not imply they are in full and efficient working order.