



Sadlers Green, Rusper Road, Ifield, Crawley, West Sussex, RH11 0HU

£684,950

- Four bedroom semi detached family home
- Family room / fifth bedroom
- Rear garden with two patio areas, pagoda and plenty of lawn
- Refitted kitchen / breakfast room
- Many character features
- 0.2 mile walk to Ifield train station
- Plenty of driveway parking
- Accessed via a private drive
- EPC rating D

Property Description

Homes Partnership is delighted to offer for sale this four bedroom, semi detached property located in a popular area of Ifield on the outskirts of Crawley. The property has many character features which adds to its charm. An entrance porch has access to the family room / snug to the front of the property which could also be used as a fifth bedroom. This room has beams and wooden flooring. There is an entrance hall, cloakroom, lounge to the front with a working fireplace, dining room with a working fire and French doors opening to the rear garden and a refitted kitchen / breakfast room with a butler sink and some integral appliances. On the first floor there are three double bedrooms, a fourth single bedroom and a family bathroom with a spa bath and separate shower cubicle. The property benefits from double glazing throughout, all windows and French doors replaced in 2011 and the back door in 2018 and heating by gas to a system of hot water radiators, controlled by Hive. The shutters were fitted in 2018. Outside, the front offers plenty of driveway parking and has right of way access over a private driveway. The rear garden has a paved patio area adjacent to the property, a further patio area to the rear with pagoda over, the remainder being laid to lawn. There is an outbuilding which has the potential to be converted to an office. Located just 0.2 miles from Ifield train station, this property offers a plenty of privacy as it is not overlooked from the rear. We would urge a viewing to see if this would suit your family.

ENTRANCE PORCH Original front door opening to porch. Doors to family room / snug and:

ENTRANCE HALL Stairs to the first floor. Doors to cloakroom and:

LOUNGE 13' 7" (4.14m) maximum narrowing to 11' 10" x 11' 2" (3.61m x 3.4m) approximate. Two windows to the front, fitted with shutters. Working fireplace, swept annually. Radiator. Opening to:

DINING ROOM 12' 5" (3.78m) maximum narrowing to 11' 1" x 11' 2" (3.38m x 3.4m) approximate. French doors with flanking windows opening to the rear garden. Working fireplace with original moulded surround. Two radiators. Door to:

KITCHEN / BREAKFAST ROOM 16' 11" (5.16m) maximum narrowing to 15' 0" x 9' 3" (4.57m x 2.82m) approximate. Refitted in 2018 with a range of wall and base level units with solid oak worktops incorporating a butler sink, two pantry cupboards, two pull out larders and two larders all with internal lighting. Space for American style fridge / freezer and range cooker. Integral dishwasher and washing machine. USB power points. Under sink boiling and filtered water tap. Original quarry tile flooring. Two windows to the rear. Stable door opening to





rear garden. Outside store with power and light, housing boiler.

FAMILY ROOM / SNUG 15' 9" x 8' 10" (4.8m x 2.69m) approximate. Dual aspect windows to the front (with shutters) and the side. Radiator. Solid engineered oak flooring. Cupboard housing gas meter. Beams.

CLOAKROOM Fitted with a white suite comprising a low level WC and wash hand basin. Radiator. Opaque window to the side aspect.

FIRST FLOOR LANDING Stairs from the entrance hall with window at half landing on side aspect overlooking the rear garden., further window to the rear. An L-shaped landing with beams. Storage cupboard. Radiator. Hatch to boarded loft space with telescopic ladder and power. Doors to all bedrooms and bathroom.

BEDROOM ONE 12' 8" x 12' 5" (3.86m x 3.78m) approximate. Two windows to the front fitted with shutters. Fitted wardrobe / storage. Original fireplace boarded up by previous owner. Radiator.

BEDROOM TWO 11' 5" x 11' 3" (3.48m x 3.43m) maximum narrowing to 10' 8" (3.25m) approximate. Window overlooking the rear garden. Fitted wardrobe / storage. Original fireplace boarded up by previous owner. Radiator.

BEDROOM THREE 13' 3" x 8' 10" (4.04m x 2.69m) approximate. Window to the front fitted with shutters. Radiator.

BEDROOM FOUR 10' 3" x 5' 11" (3.12m x 1.8m) approximate. Currently used as a dressing room. Window to the front fitted with shutters. Built in storage cupboard. Radiator.

BATHROOM Fitted with a white suite comprising a spa bath with mixer tap, pedestal sink unit with vanity cupboard below, low level WC with concealed cistern and a separate, tiled shower cubicle. Part tiled walls. Heated towel rail. Window overlooking the rear garden.

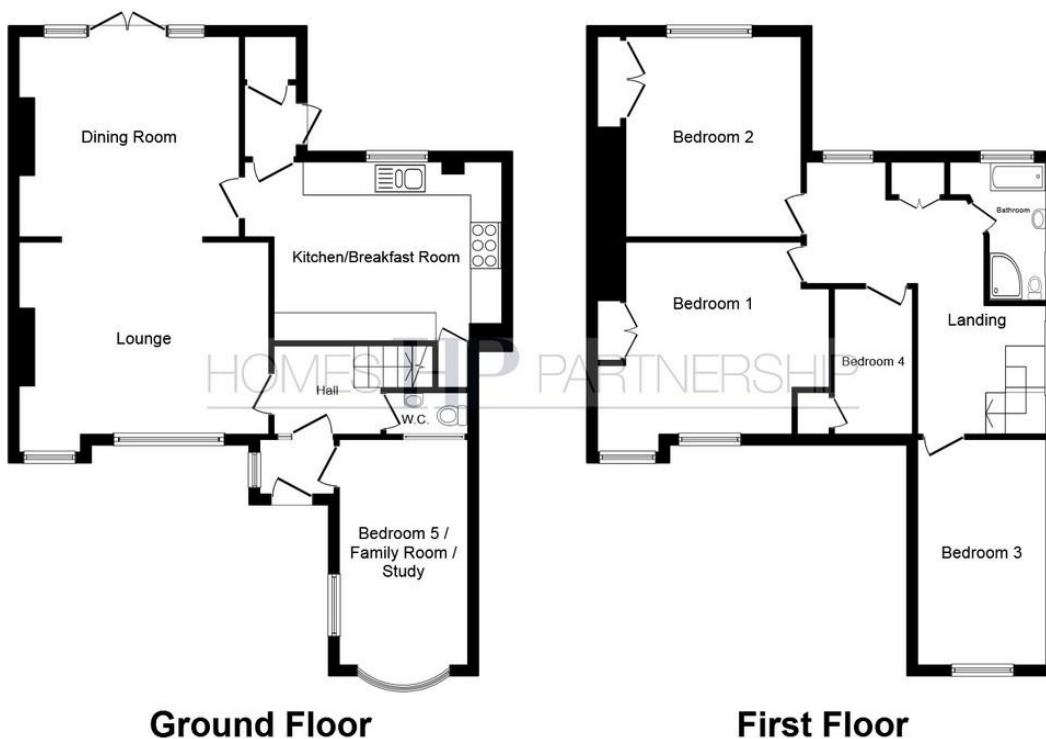
OUTSIDE

DRIVEWAY Accessed with right of way over a private driveway owned by neighbour, a concrete and gravelled driveway provides parking for up to five vehicles. Electric lamppost controlled from the entrance hall.

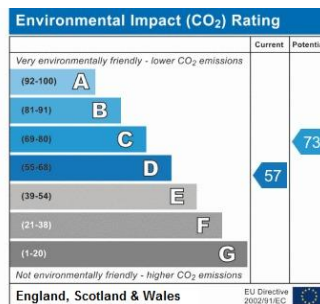
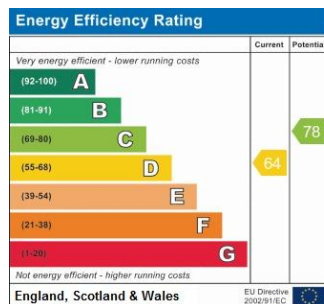
FRONT GARDEN Laid to lawn with a cherry tree. Boarded by hedges. Gated side access to:

REAR GARDEN NB please note that approximately 50% of the garden in the photos is owned by Crawley Borough Council and is rented by the owners for £25 per annum on a rolling three year agreement. The garden has been rented





This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



by the owners for circa 100 years. This is a great space for entertaining family and friends with a great deal of privacy, not being overlooked from the rear, with a paved patio area to the rear of the property extending to side gate. Further paved patio area to the rear of the garden with pagoda and a garden swing. The remainder is laid to lawn. External water tap. Sensor controlled outdoor lighting. Outbuilding with power. Switch for lights to outbuilding.

USEFUL INFORMATION

MAINS SERVICES

Gas / Electric / Water / Drainage

TRAVELLING TIME TO STATIONS

Crawley By car 9 mins On foot 33 mins - 1.6 miles
 Ifield By car 1 min On foot 4 mins - 0.2 miles
 (source google maps)

AREA INFORMATION

Ifield is a former village and now a neighbourhood within Crawley located on the west side of town. Open countryside is close by as is the Ifield Water Mill and Mill Pond which was built in 1683, rebuilt in 1817 and recently restored. The Mill Pond has a rich bird community throughout the year and is a great place for relaxation. Ifield Village Conservation area off Rusper Road which includes the 13th century church of St Margaret, The Barn Theatre, the Plough Inn and picturesque listed cottages. Ifield has a parade of shops with an Indian restaurant and another pub, while on Ifield Green you will find The Royal Oak pub, hairdressers and local convenience store. The area offers two primary schools, a secondary school and a special needs school. There is a golf club, a cricket club and recreational park with a playground. Metrobus connects the area with Crawley town centre and beyond and the A23 / M23 is easily accessible. We love everything that Ifield has to offer!

TENURE

Freehold

COUNCIL TAX BAND

E £2,370.27

NB: The banding of a dwelling which has had improvements which increase its value cannot be re banded until it is next sold. If you are considering buying a property which has been extended since 1993, you should be aware that the council tax band can be increased after the sale has taken place.

SERVICES TO PURCHASERS: As part of our service we will offer to introduce you to our preferred suppliers for conveyancing, surveys, removals, insurance and/or mortgages and we hereby declare that we may receive referral fees for any services arranged as a result of our introduction. How much we receive varies but typically this is as follows: Mortgages & insurance £100 - £250 | Surveys - £100 | Removals 5% of cost | Conveyancing £100 - £250. Suppliers generally pay referral fees to all introducers for marketing services.

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