



Rusper Road
Ifield, West Sussex RH11 0HN

£595,000

Astons are delighted to offer to the market this very well presented and cared for home, which is situated close to the conservation area of Ifield, with its picturesque street, 14th century church and Plough pub, on the popular Rusper Road. The property has been extended over the years by the current owner and now offers four bedrooms, two large reception rooms, a kitchen/breakfast room and a downstairs cloakroom. The house is situated on a good sized plot and has a block paved driveway to the front which leads to the garage and to the rear there is an attractive garden, with side and rear access.



Hallway

Double glazed front door, double glazed window to the side and front, built in coats cupboard, part glazed door to:

Lounge

Bow triple glazed window to the front, two radiators, gas living flame gas fire with a mantel surround and stone hearth, coving, part glazed double doors to:

Dining Room

Double glazed patio doors to the garden, radiator, coving.

Kitchen/Breakfast Room

Range of base and eye level panel fronted units with work surfaces over and tiled splashbacks, inset one and a half bowl sink with a mixer tap and drainer, built in stainless steel double oven with a hob over and extractor hood above, space for a fridge, dishwasher and under counter freezer, wall mounted display glazed unit, plinth heaters, recessed down lighters, double glazed window to the rear, door to:

Downstairs Cloakroom

White suite comprising a wc, hand basin with a mixer tap, part tiled walls, coving, extractor fan, recessed downlighters, obscured double glazed window.



Inner Hallway

Radiator, stairs to the first floor, door to:

Utility Room

Stainless steel sink with a drainer and unit below, space for a washing machine, glazed door to the covered sideway, door to the garage.

Landing

Double glazed window to the side, radiator, access to the loft space, doors to:

Bedroom One

Double glazed window to the rear, radiator, fitted wardrobes, dressing table and drawers, coving, air conditioning unit.

Bedroom Two

Double glazed window to the front, radiator, built in cupboard, fitted wardrobes, drawers and dressing table, coving.



Bedroom Three

Double glazed window to the front, radiator, coving, air conditioning unit, built in cupboard.



Bedroom Four/Study

Double glazed window to the side, radiator, coving.

Bathroom

White suite comprising a shower cubicle with a mixer shower unit, panel enclosed bath with a mixer tap and shower attachment, hand basin with a mixer tap, wc, part tiled walls, coving, obscured double glazed window, radiator.

To The Front

The property is approached via a block paved driveway which provides parking for several vehicles, lawned area to the side, path leading to the rear.





Garage

With an up and over door, power and light, personal door to the house.

Rear Garden

The garden is attractively laid out and comprises a block paved patio area adjacent to the house, to the side there is a covered sideways with doors to the front and rear and a large storage cupboard, feature fish pond with two waterfalls, shaped lawned area with plant and shrub borders, to the rear there is a large greenhouse, wooden summerhouse and a storage shed. The garden is fence enclosed with a rear access gate leading to the allotments.



Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £150 per transaction

- Open Convey panel £150 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.



Approximate total area⁽¹⁾
994.65 ft²
92.41 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area⁽¹⁾
658.26 ft²
61.15 m²

(1) Excluding balconies and terraces

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