



Millfield Court
Ifield, West Sussex RH11 0AB

£150,000

Millfield Court, Ifield, West Sussex RH11 0AB

Astons are delighted to market this ground floor one bedroom retirement apartment situated within the ever popular retirement development Millfield Court, Ifield. The property benefits from a having a personal door which leads out onto a communal patio area, a good sized living room, a shower room, and a fitted kitchen. The development boasts attractive communal areas including a spacious lounge, launderette facilities, beautiful gardens and lift. There is a resident House Manager and there is also a 24 hour Careline link with a personal pendant alarm. The property is being offered with no onward chain.

Communal Entrance

Security entry system to reception area, communal lounge, access to ground floor.

Entrance Hall

Front door to entrance hall, access to airing cupboard, coving, doors to:

Lounge/Dining Room

Feature electric fireplace, access to kitchen, surround storage heater, double glazed door with double glazed sidelight leading to communal gardens with seated area.

Kitchen

Units at base and eye level, integrated electric cooker with electric hob, stainless steel sink with mixer tap and drainer, roll top work surfaces, coving, fridge/freezer, vinyl flooring, extractor fan, wall mounted fan heater, part tiled walls, double glazed window to the rear aspect.

Shower-room

White suite comprising close coupled w.c, wash hand basin in vanity unit, walk in shower cubicle with shower attachment, wall mounted fan heater, access to cupboard, tiled walls, wood effect laminate flooring.

Bedroom One

Double glazed window to the rear aspect, storage heater, coving, built in wardrobe with folding mirrored doors.

Laundry Room

Communal laundry Room

Residents Communal Lounge

Situated on the ground floor there is a large lounge which is for the use of the residents and guests. It provides a lovely social space for residents to catch up with each other.

Communal Garden

Communal gardens and communal sitting areas

Guest Suite

There is a guest suite located on the ground floor which can be rented by the residents on a nightly basis for their guests.

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

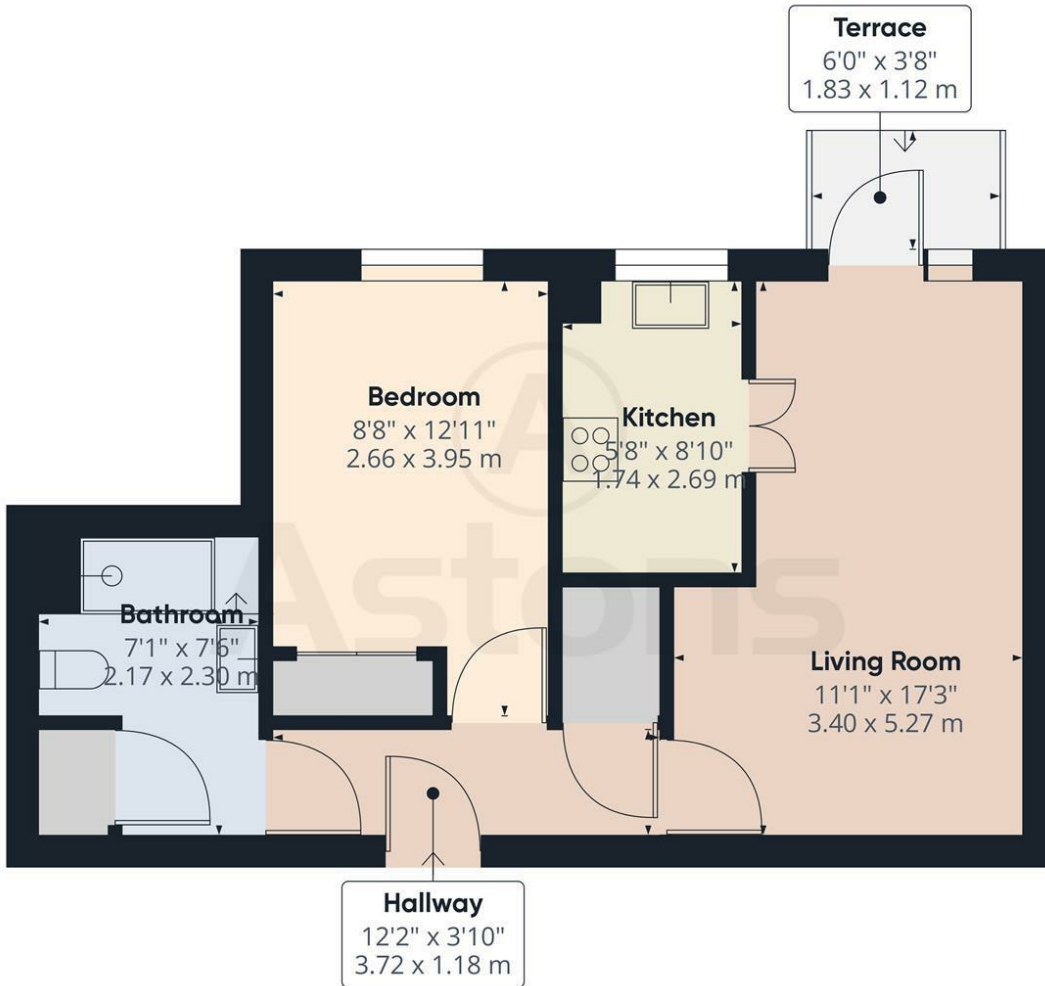
Conveyancing - Lewis & Dick £150 per transaction

- 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.



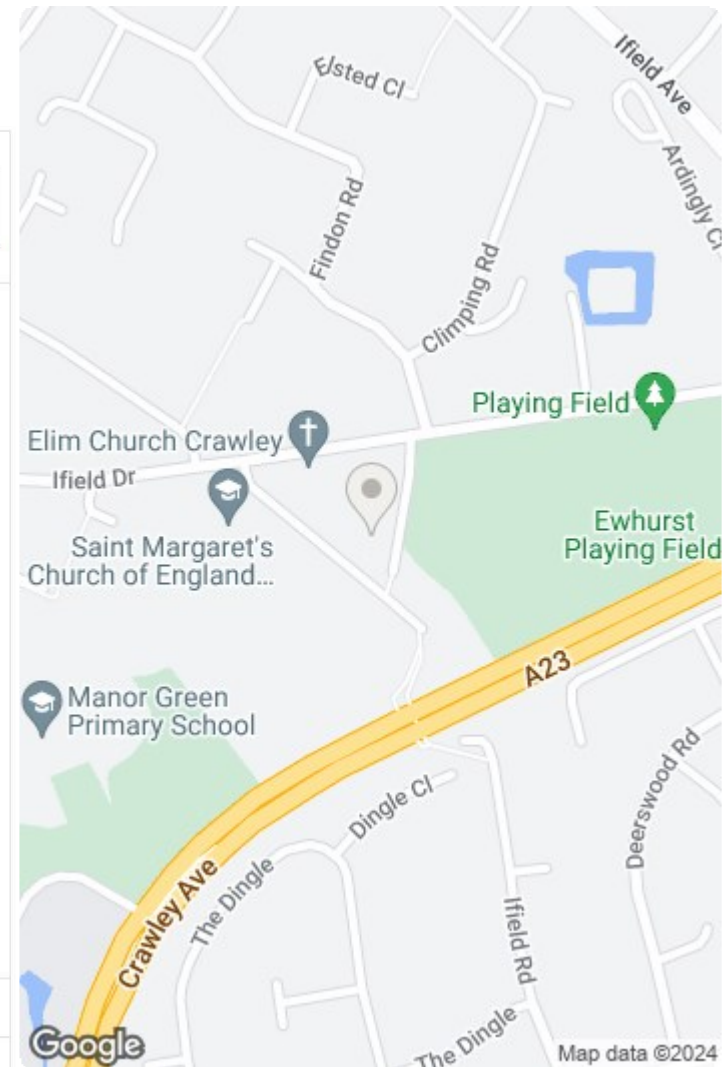


Approximate total area*
465.67 ft²
43.26 m²

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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

