



The Mardens
Ifield, West Sussex RH11 0AQ

£600,000

Astons are pleased to offer this lovely family home to the market for the first time since the house was built. The property is situated within the Ifield area close to the town centre, local shops, schools and Ifield train station. The house offers spacious accommodation throughout including a good sized living room and dining room, a refitted downstairs cloakroom, kitchen and separate utility room, a refitted bathroom with a four piece suite and four good sized bedrooms all with built in wardrobes. The property is set back from the road and is approached via sweeping driveway which leads to the garage with large lawned garden to the side. To the rear there is a level, enclosed garden. The house offers scope for the next family to create the space they want and is offered to the market with no onward chain.



Hallway

Hard wood front door with obscured double glazed windows to either side, wood parquet flooring, coving, built in coats cupboard, radiator, stairs to the first floor.

Downstairs Cloakroom

Refitted white suite comprising a wc, hand basin with a mixer tap and tiled splash backs, obscured double glazed window.

Living Room

Double aspect double glazed windows, open fireplace, two radiators, coving, open through to:

Dining Room

Double glazed french casement doors to the garden with double glazed windows to either side.

Kitchen

Range of base and eye level panel fronted units with work surfaces over and tiled splash backs, inset sink with a mixer tap and drainer, space for a cooker and fridge/freezer, double glazed window to the rear, gas fired Vailant boiler, radiator, coving.



Rear Lobby

Obscured double glazed door to the garden, tiled floor.

Utility Room

Work surface to one side with space and plumbing below for a washing machine, dishwasher and tumble dryer, unit, double glazed window to the rear, radiator.



Landing

Double glazed window to the front, coving, radiator, large airing cupboard, access to the loft space, doors to:

Bedroom One

Double glazed window to the rear, radiator, built in wardrobes, coving.



Bedroom Two

Double glazed window to the front, built in wardrobe, radiator, coving.

Bedroom Three

Double glazed window to the rear, built in wardrobe, radiator, coving.





Bedroom Four

Double glazed window to the rear, radiator, built in wardrobe, coving.



Bathroom

Refitted white suite comprising a panel enclosed bath with a mixer tap, corner shower cubicle with a mixer shower unit, pedestal hand basin with a mixer tap, wc, radiator, obscured double glazed window, tiled walls, coving.

To The Front

Driveway leading to the garage with a path to the front door, large lawned area to the side with fence enclosed borders.

Garage

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

Rear Garden

The garden is mainly lawned with a paved patio area adjacent to the house, feature shrubs and trees, flower border, fence enclosed, side access gate.

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.

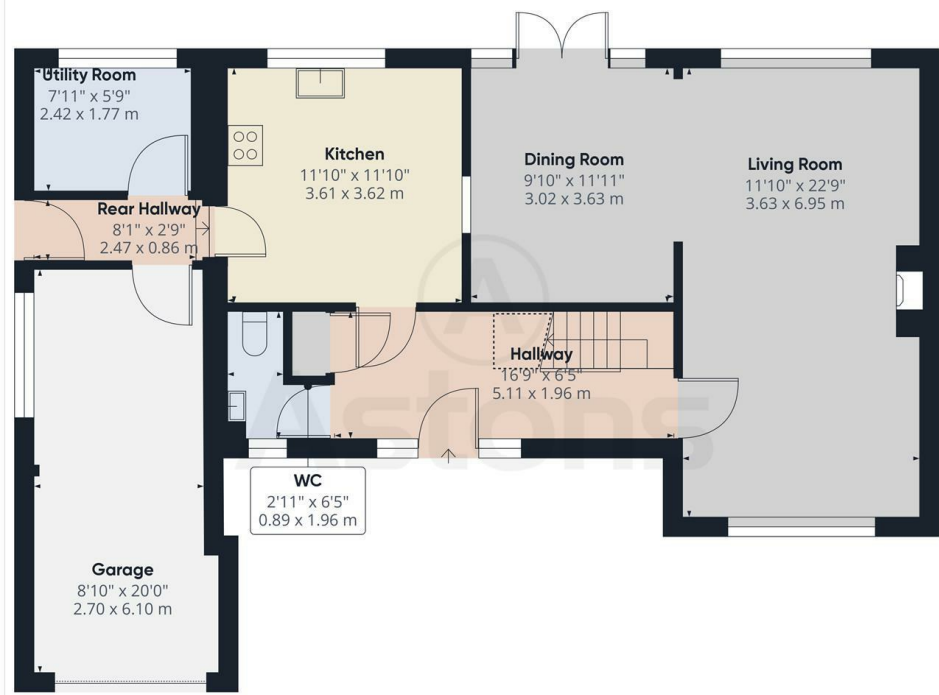
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

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.



Ground Floor



Approximate total area⁽¹⁾
945.55 ft²
87.84 m²

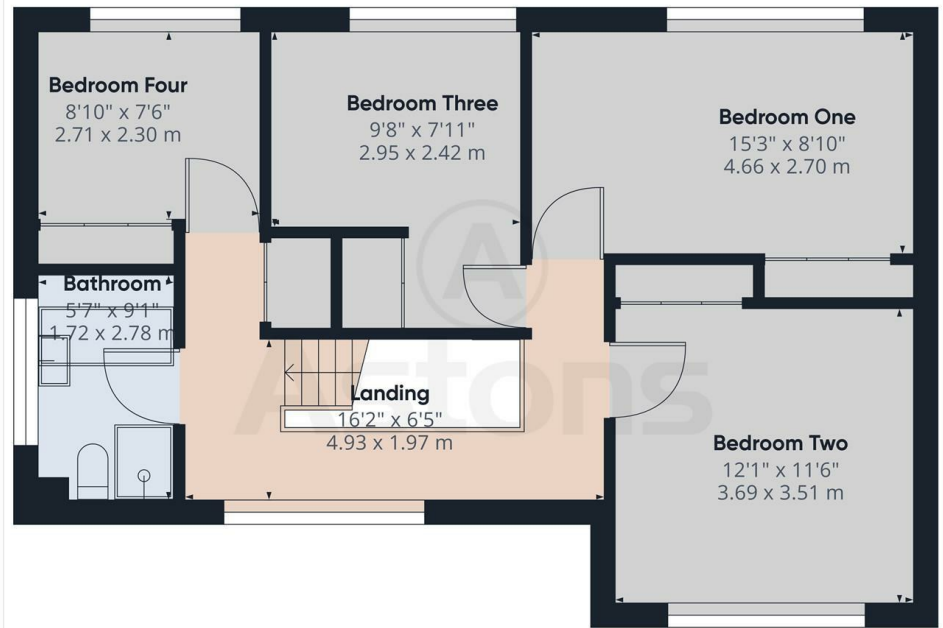
Reduced headroom
13.37 ft²
1.24 m²

(1) Excluding balconies and terraces

□ Reduced headroom (below 1.5m/4.92ft)

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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Floor 1



Approximate total area⁽¹⁾
651.92 ft²
60.57 m²

(1) Excluding balconies and terraces

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