



Rusper Road
Ifield, West Sussex RH11 0HL

£550,000

Astons are delighted to offer to the market this "Wates Dorney" four bedroom detached chalet style house, which is ideally situated, close to the playing fields and conservation village area of Ifield. This is the first time the property has been available to buy for many years and offers the potential for a family to modernise and create a lovely family home, in a sought after location. The property benefits from the addition of a large conservatory, two further reception rooms, gas radiator heating, extended porch and double glazed windows. Outside the house is set back from the road and is approached via a block paved driveway which offers parking for several cars and to the rear there is a large, secluded garden with side access. The property is being offered with no onward chain.



Entrance Porch

With obscured double glazed front door, obscured double glazed window to the side, wood effect flooring, radiator, coats hanging space, sliding door to:

Hallway

Stairs to the first floor, radiator, wood effect flooring, doors to:

Lounge

Double glazed window to the rear aspect, double glazed patio doors to the conservatory, double glazed window to the front aspect, radiator with cover, fireplace with a gas fire and wooden mantel surround, coving.

Conservatory

Double glazed windows to three sides, double glazed French casement doors to the garden, radiator, wood flooring.



Dining Room

Double glazed window to the rear, radiator with cover, coving.

Kitchen

Range of base and eye level wood units with work surfaces over and tiled splashbacks, inset stainless steel one and a

half bowl sink with a mixer tap and drainer, built in oven with hob and extractor fan above, space for a fridge/freezer, washing machine and tumble dryer, double glazed window to the side access, wood effect flooring, unit housing "Worcester" gas fired boiler.

Inner Hallway

Radiator with cover, laminate flooring, cupboard, airing cupboard, coving, thermostat, doors to:

Bedroom Three

Double glazed windows to the front and side, radiator with cover, coving, fitted wardrobes to one wall.



Bedroom Four

Double glazed window to the front aspect, radiator with cover, built in wardrobes.



Shower Room

Suite comprising a large shower cubicle with a mixer shower unit, hand basin with a mixer tap and unit below, wc with a concealed cistern, tiled walls, tiled floor, heated towel rail, obscured double glazed window.

Landing

Access to the loft space, doors to:

Bedroom One

Double glazed window to the front, radiator with cover, fitted wardrobes to one wall, eaves storage cupboards.

Bedroom Two

Double glazed window to the rear, radiator with cover, fitted wardrobes to one wall, eaves cupboards.

Bathroom

Suite comprising a panel enclosed bath with a mixer tap and shower attachment, hand basin with unit below, wc with a concealed cistern, tiled walls, heated towel rail, obscured double glazed window, shaver point.





Rear Garden

The garden has a good degree of seclusion and comprises a paved patio area adjacent to the house which leads to a lawned area with mature plant, shrub and hedge borders. To the rear there are two sheds and working area of the garden which is screened by hedges, side access gate to the front.

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.

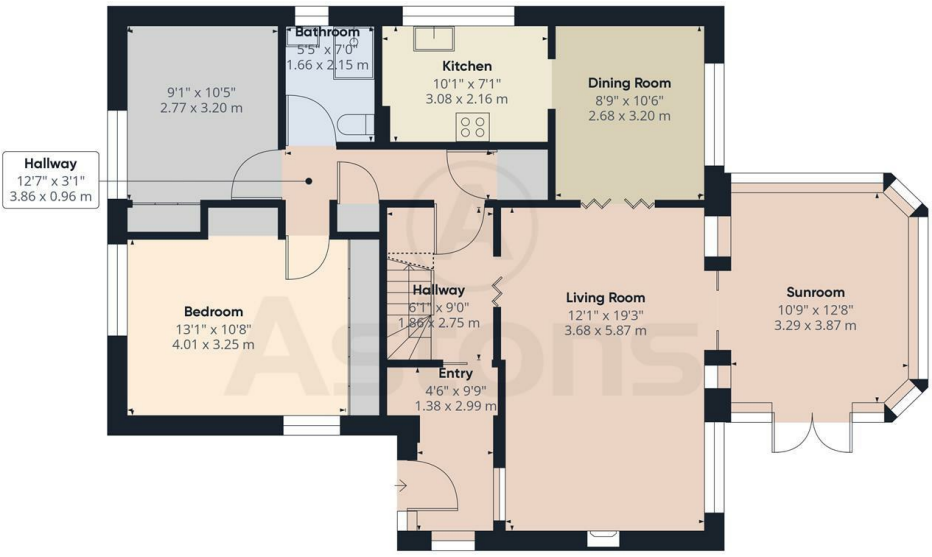
To The Front

The property is approached via a block paved driveway which offers parking for several cars, lawned area to the side interspersed with mature bushes. There is a path to the front door which also extends to the side access gate and personal door to the garage.



Garage

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



Approximate total area⁽¹⁾
1049.13 ft²
97.47 m²

Reduced headroom
17.29 ft²
1.61 m²

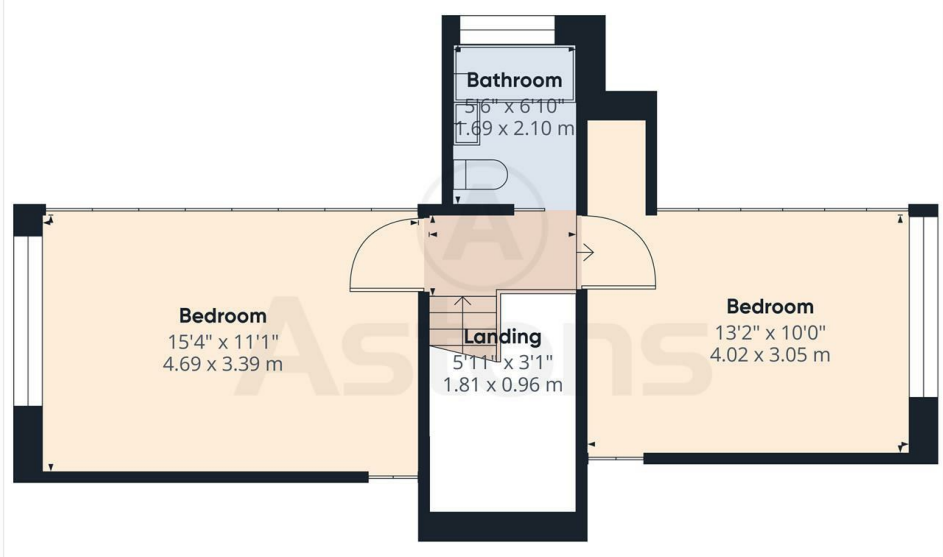
(1) Excluding balconies and terraces

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.

GIRAFFE 360

Ground Floor



Approximate total area⁽¹⁾
368.24 ft²
34.21 m²

(1) Excluding balconies and terraces

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Floor 1

