



Lady Margaret Road  
Ifield, West Sussex RH11 0GA

**£450,000**



Astons are pleased to offer to the market this immaculately presented three bedroom detached house to the market. The property was built in 2016 by Barratt Homes and is situated in a small development close to a parade of shops, Ifield train station and local schools. The house benefits from an open plan kitchen/dining room which is ideal for family life and entertaining, a double aspect lounge, main bedroom with an en-suite shower room, separate family bathroom and two further bedrooms. Outside there is an enclosed rear garden with patio terrace, and a garage with driveway to the front. EPC rating B.



### Hallway

Personal front door, laminate flooring, radiator, thermostat, stairs to the first floor,

### Lounge

Double aspect double glazed windows, radiator, laminate flooring.

### Downstairs Cloakroom

White suite comprising a wc, pedestal hand basin with a mixer tap, tiled splash back, tiled floor, extractor fan, radiator.

### Kitchen

Range of base and eye level units with work surfaces over and matching splash backs, under unit lighting, inset ceramic sink with a mixer shower tap and drainer, built in stainless steel oven with a four ring gas hob over and stainless steel extractor hood above, integrated fridge/freezer, washing machine and dishwasher, radiator, double glazed window, laminate flooring, large storage cupboard, open to:

### Dining Room

Two double glazed windows to the front, recessed bay with double glazed french casement doors to the garden and double glazed windows to the side, radiator, laminate flooring.

### Landing

Access to the loft space, doors to:

### Bedroom One

Double aspect double glazed windows, radiator, built in wardrobes with sliding mirror fronted doors, laminate flooring, door to:

### En-Suite Shower Room

White suite comprising a shower cubicle with an Aqualisa shower unit and folding glass screen, hand basin with a mixer tap, wc, part tiled walls, radiator, shaver point, obscured double glazed window, extractor fan.

### Bedroom Two

Double aspect double glazed windows to the front and side, radiator, laminate flooring, built in wardrobes.

### Bedroom Three

Double glazed window, radiator.

### Bathroom

White suite comprising a panel enclosed bath with a mixer tap and shower attachments, hand basin with a mixer tap, wc, part tiled walls, wood effect flooring, obscured double glazed window, extractor fan.

### Rear Garden

Paved patio area adjacent to the house with wood sleeper border leading to a lawned area with fence enclosed borders, side access gate, external tap, personal door to the garage.

### Garage

With an up and over door, power and light, eaves storage space, personal door to the garden.

### Parking

There is a driveway to the front of the garage with parking for one car and there are further communal visitor bays.

### 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

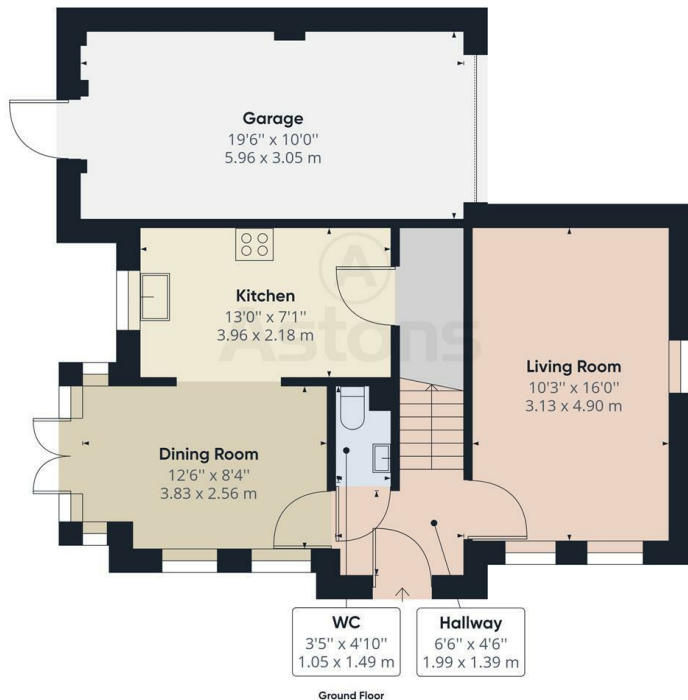
- Open Convey panel £150 per transaction

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.







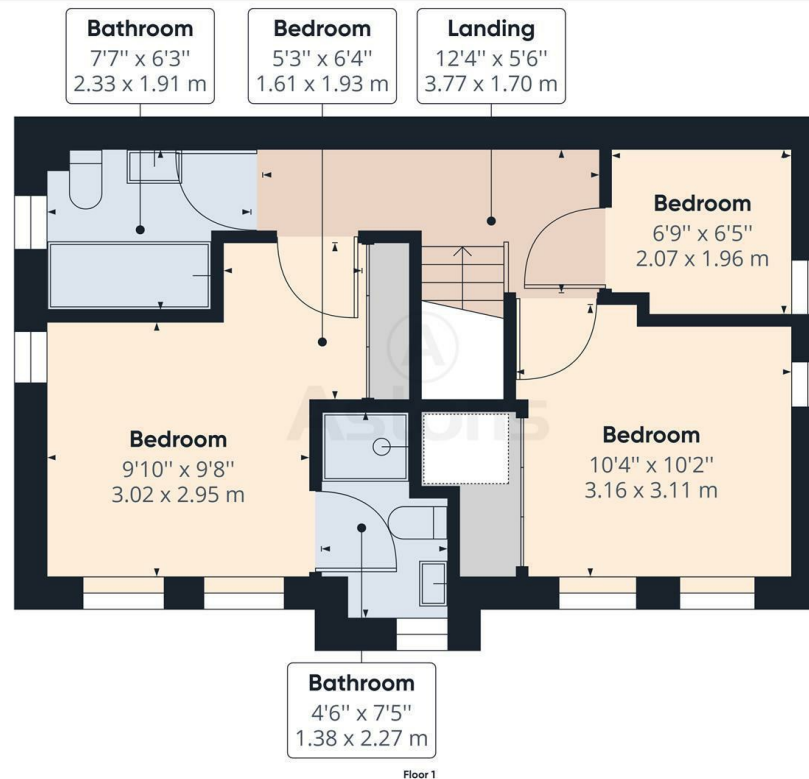


Approximate total area<sup>(1)</sup>  
656.67 ft<sup>2</sup>  
61.01 m<sup>2</sup>

(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.

QIRAFFE 360



Approximate total area<sup>(1)</sup>  
409.32 ft<sup>2</sup>  
38.03 m<sup>2</sup>

(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.

QIRAFFE 360

