



Rusper Road
Ifield, West Sussex RH11 0HN

£550,000

Astons are pleased to offer to the market this extended detached house, situated close to the Ifield conservation village area, on the popular Rusper Road. The house is set back from the road and is approached via a block paved driveway, which offers parking for several cars, and leads to the garage- which has potential to be converted to another reception room, (subject to planning). The property has been extended and now offers spacious accommodation on the ground floor, with a larger kitchen and additional dining area. The house further benefits from a three good sized bedrooms- all with built in wardrobes, gas radiator heating, and a large rear garden which is attractively landscaped. The property is being offered to the market with no onward chain.



Hallway

Double glazed front door, double glazed window to the side, radiator, glazed door to:

Lounge

Double glazed leaded light effect window to the front, two radiators, fireplace with stone surround, coving, archway to:

Dining Room

Double glazed french casement doors to the garden, radiator, coving.

Kitchen

Range of base and eye level units with work surfaces over and tiled splash backs, inset stainless steel one and a half bowl sink unit with a mixer tap and drainer, built in oven with four ring gas hob over, space for a fridge/freezer, double glazed window to the rear.

Utility Room

Radiator, gas fired boiler, base level units to one wall with work surface over and tiled splash backs, inset stainless steel sink, space for a fridge, washing machine and tumble dryer, wall unit, double glazed door to the side.

Downstairs Cloakroom

Wc, hand basin with tiled splash backs, extractor fan.



Landing

Double glazed leaded light effect window to the side, access to the loft space via a pull down ladder, airing cupboard, doors to:

Bedroom One

Double glazed leaded light effect window to the front, radiator, built in wardrobe and further fitted wardrobes, coving.

Bedroom Two

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



Bedroom Three

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



Shower Room

Suite comprising a large shower cubicle with a Triton shower unit, pedestal hand basin, part tiled walls, heated towel rail, obscured double glazed window, coving, extractor fan.

Separate WC

Wc, obscured double glazed window, coving.

To The Front

The property is approached via a block paved driveway which provides parking for several cars, shaped lawned area to the side with feature tree and plant and shrub borders.

Garage

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

Rear Garden

The garden is an attractive feature of the property and comprises a paved patio terrace adjacent to the house with side access to the front and outside store, lawned area with mature plant and shrub borders, screened garden area to the rear with further paved patio seating area, wooden shed.





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.

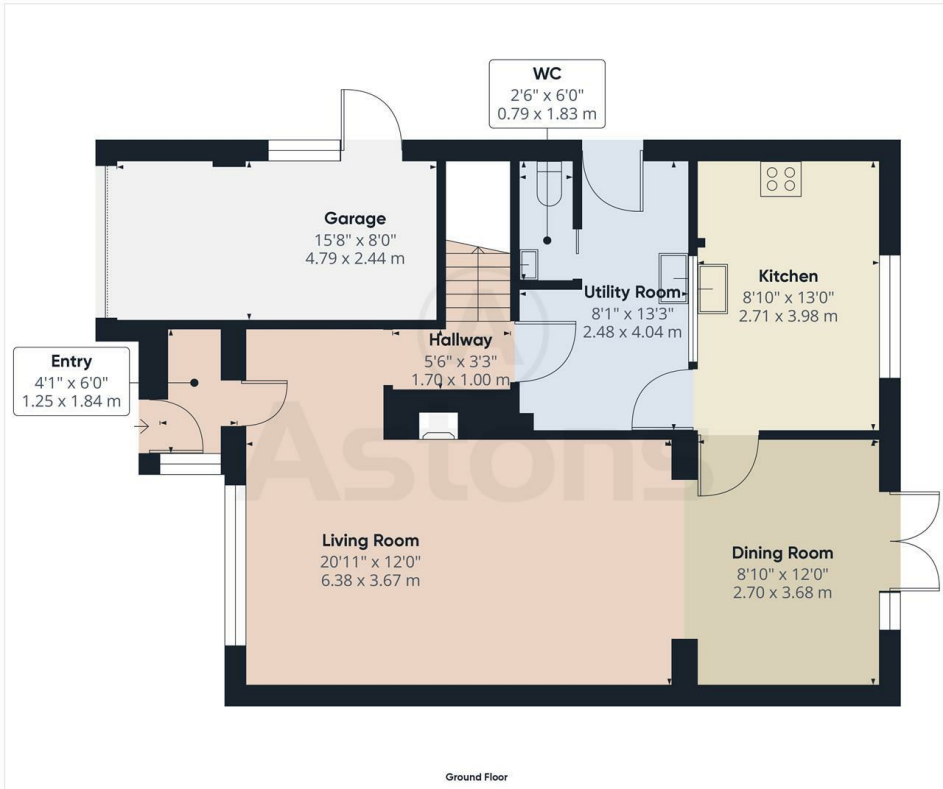
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

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.

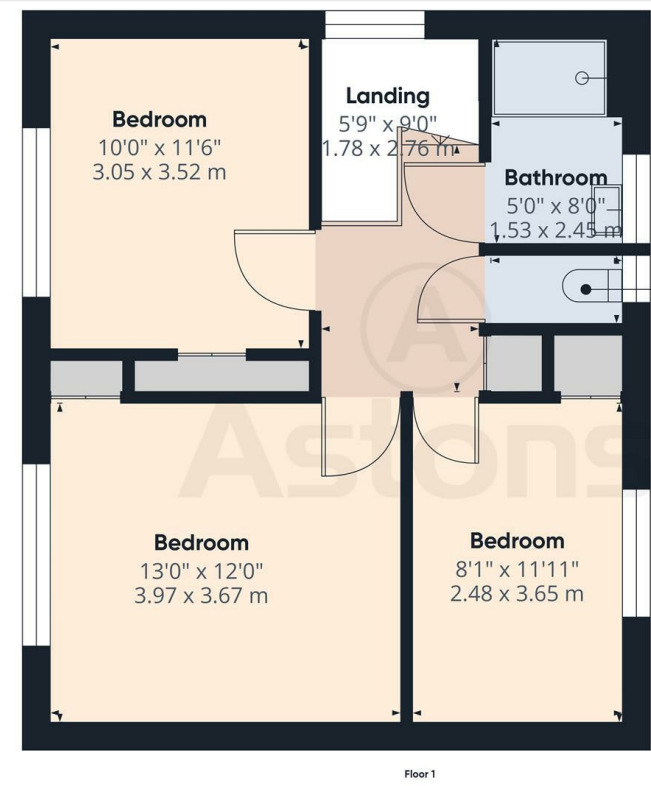


Approximate total area⁽¹⁾
813 ft²
75.53 m²

(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.

Calculations are based on RICS IPMS 3C standard.
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Approximate total area⁽¹⁾
491.8 ft²
45.69 m²

(1) Excluding balconies and terraces.

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