



Aldingbourne Close  
Ifield, West Sussex RH11 0QJ

**£600,000**



Ideally situated in a quiet cul de sac close to the Ifield village conservation area, this spacious detached house offers a perfect blend of comfort and space, ideal for family living. With four bedrooms and the addition of a conservatory, this property provides ample room for both relaxation and privacy.

The heart of the home features a good sized, refitted kitchen/dining room, which leads into the conservatory, making it the perfect space for entertaining or enjoying quiet evenings with loved ones. There is also a separate utility room and downstairs cloakroom. The property further benefits from a separate, dual aspect living room with a feature "living flame" gas fire and stone surround.

One of the standout features of this property is the impressive parking capacity, accommodating up to seven vehicles. This is a rare find and adds significant value, making it an excellent choice for families with multiple cars or those who enjoy hosting gatherings.

The surrounding area of Ifield is known for its community spirit and accessibility to local amenities, making it a desirable location for families and professionals alike. This home is close to the picturesque village area of Ifield, with its 13th century church and public house, Ifield train station and good walking in nearby countryside.



### Hallway

Part double glazed front door with double glazed obscured window to the side, under stairs cupboard, radiator, wood effect flooring, stairs to the first floor, doors to:

### Downstairs Cloakroom

Suite comprising a wc with a concealed cistern, hand basin with tiled splash backs, radiator, wood effect flooring, obscured window.



### Living Room

Double aspect double glazed windows, two radiators, coving, feature living flame gas fire with stone surround and hearth.

### Kitchen/Dining Room

Refitted range of base and eye level panel fronted units with work surfaces over and splash backs, under unit lighting, inset stainless steel one and a half bowl sink with a mixer tap and drainer, built in stainless steel oven with gas hob over and stainless steel extractor hood above, space for a dishwasher and fridge, radiator, coving, wood effect flooring, recessed down lighters, peninsula divide to dining area, double glazed patio doors to the conservatory.

### Conservatory

Double glazed to three sides, wood effect flooring, double

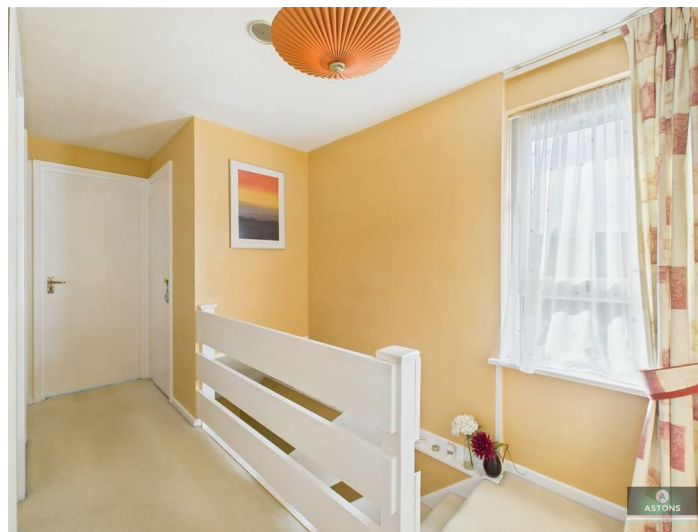
glazed french casement doors to the garden, two Dimplex electric heaters.

### Utility Room

Work surface to one side with inset stainless steel sink with a mixer tap and drainer, radiator, gas fired boiler, wood effect flooring, obscured double glazed window, obscure glazed door to the side, door to the garage.

### Landing

Double glazed window to the front, airing cupboard, doors to:

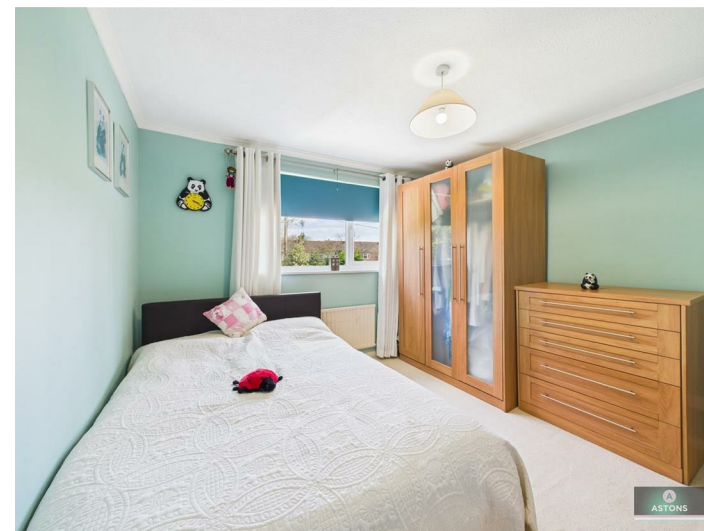


### Bedroom One

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

### Bedroom Two

Double glazed window to the rear, radiator, coving, access to the loft space.



### Bedroom Three

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



### Bedroom Four

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







### Bathroom

Suite comprising a panel enclosed bath with an an Aqualisa shower unit over, pedestal hand basin, wc with a concealed cistern, part tiled walls, radiator, obscured double glazed window.



### To The Front

Driveway with parking for several cars leading to the garage and front door.



### Double Garage

Electric up and over door, power and light

### Rear Garden

Paved patio terrace adjacent to the house, lawned area with path to the rear, further paved patio seating area, wooden shed, plant and shrub borders, fence enclosed, side access to two sides.

### 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.

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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 £200 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.

