



Capsey Road, Ifield

In Excess of £215,000

**MANSELL
McTAGGART**
— Trusted since 1947 —





- Attractive one-bedroom freehold home
- Sought-after residential location in Ifield
- Spacious open-plan living accommodation
- Generous double bedroom with fitted storage
- Recently improved with replacement windows, fascias and guttering
- Gas-fired central heating and double glazing throughout
- Allocated parking and lawned front/side gardens
- NO ONWARD CHAIN – ideal first-time purchase or investment opportunity
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'B' and EPC 'C'

A well-presented one-bedroom freehold home, ideally situated within the ever-popular Ifield area and offered to the market with NO ONWARD CHAIN. Benefiting from allocated parking, a private lawned frontage and recent improvements throughout, this property represents an excellent opportunity for first-time buyers, downsizers or investors alike.



The accommodation is arranged over two floors and begins with a bright and spacious open-plan kitchen/living room, providing a comfortable living and entertaining space. The kitchen is fitted with a range of wall and base units, incorporating an integrated oven, hob and extractor hood, together with space for additional appliances. An understairs storage cupboard adds valuable practicality, whilst dual-aspect windows allow for plenty of natural light.



To the first floor, the landing provides access to a generous double bedroom featuring fitted wardrobes and an airing cupboard. The bathroom comprises of an enclosed bath with wall-mounted shower, wash hand basin and low-level WC. A hatch leads to the large loft space for additional storage or potential conversion (STPP).

Externally, the property enjoys areas of lawn to the front and side, together with a useful external storage cupboard. An allocated parking space is directly in front of the house.

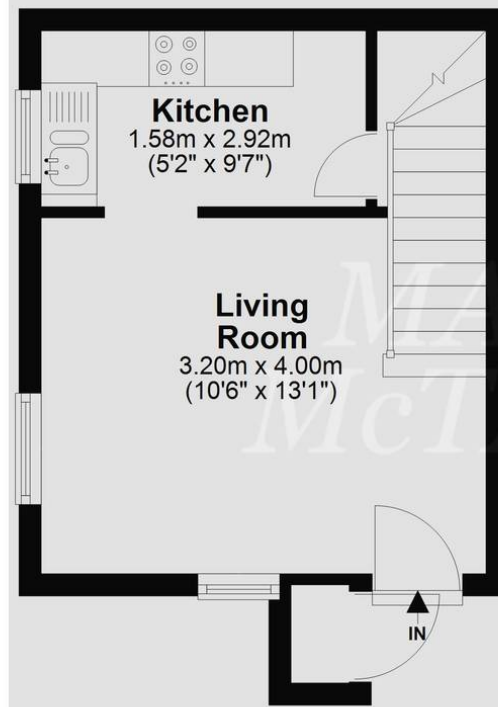
Further benefits include gas-fired central heating, double-glazed windows replaced within the last two years, replacement fascias and guttering, and newly decorated throughout.

The property is ideally positioned within easy reach of local shops, amenities, schools and transport links, including Ifield railway station and excellent road connections. Offered for sale with NO ONWARD CHAIN, an early viewing is highly recommended.



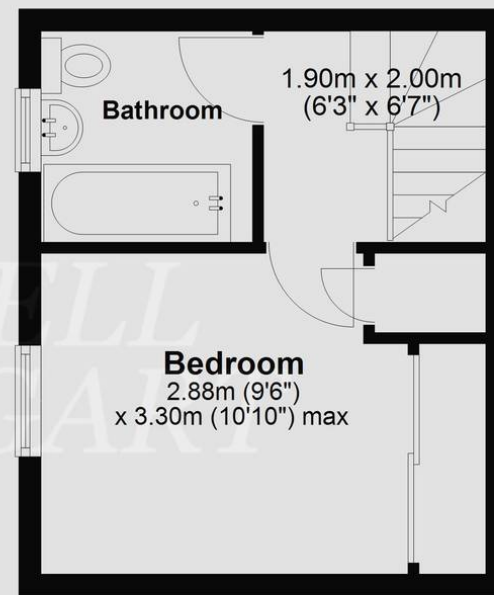
Ground Floor

Approx. 20.0 sq. metres (215.6 sq. feet)



First Floor

Approx. 19.2 sq. metres (206.2 sq. feet)



Total area: approx. 39.2 sq. metres (421.9 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

crawley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/crawley/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.