



1 Hilltop Cottages,
The Mount, Ifield, Crawley, West Sussex, RH11 0LF
Guide Price £700,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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Situated in a semi rural location in the Sussex countryside, is this 3/4 bedroom semi-detached residence offering spacious and flexible family accommodation with the benefit of a large garden. Well maintained and modified by the current owner over the years, the property features a large full-width extension to the rear to provide well proportioned additional living space. The accommodation comprises, on the first floor, a principal bedroom ensuite facilities and a dressing room, two further double bedrooms and a large family bath/shower room. Downstairs, there is a double aspect sitting room overlooking the garden, the fourth bedroom/family room, a dining room/ snug and the spacious kitchen/breakfast/family room. For convenience, there is a ground floor cloak/shower/utility room. The property has double glazed fitments and a LPG gas-fired heating system to radiators. Outside, the large garden is laid to lawn and features a raised circular swimming pool and a sunken trampoline. Adjacent to the property at the rear is a paved courtyard and a large covered area housing a hot tub. Also located in the garden is a covered barbecue area as well as a large timber framed cabin/Home office.

The property is located in a semi-rural location between the towns of Horsham (7.5mile) and Crawley (4.5mile) and a few miles southwest of Gatwick Airport (5.7mile), all of which are within an easy striking distance by car.

Leaded double glazed **Front Door** (currently not used) to

Sitting Room Double glazed double aspect to the front and side with French doors to the garden. Two radiators glazed opening into kitchen. Door to

Entrance Hall With radiator, under stairs cupboard with space for tumble dryer, radiator, double glazed front aspect.

Family room/bedroom four Double glazed front aspect, radiator.

Study Glazed door to kitchen. Radiator.

Snug/Dining Room Chimney breast with fireplace recess housing a wood burner, underfloor heating, airing cupboard. Wide arch to

Kitchen/Dining/Family room Double glazed double aspect to the side and rear with French doors to outside. Wide sloping ceiling with two skylights, extensive light oak base units with complementing worktop services with a corner single drainer stainless steel sink with 1 1/2 bowls and drainer chromium monobloc tap, electric touch control induction hob with stainless filter hood over, mosaic splashback, ceramic tile flooring, underfloor heating, space for an American style fridge, electric oven, integrated dishwasher, breakfast bar with seating area, shelf unit. Opening to

Cloaks hanging area With ceramic tiled flooring, door to

Cloak shower/utility room Frosted double glazed rear aspect. Worcester LPG boiler, shower cubicle with Myra electric shower wall bracket and hand shower, space and plumbing for washing machine, low-level WC, vanity wash hand basin with chromium mixer tap, cupboard under, localised tiling, chromium towel warmer, ceramic tiled flooring.

From the inner hall, a turning staircase rises to the **First Floor Landing** with double glazed front aspect, access to part boarded loft space.

Bedroom One Double glazed double aspect to the side and rear. Radiator, wall display unit and shelves. Mirror sliding door opening into

Ensuite Shower Room With shower cubicle having Mira electric shower with wall bracket and hand shower, vanity wash hand basin with chromium mixer tap, cupboard under, mirror with vanity light, medicine cabinet, shaver point localised tiled walls, built in wardrobe cupboards to the side.

Concertina door to **Dressing Room** Double glazed aspect, radiator.

Bedroom Two Double glazed aspect, radiator, built-in wardrobe cupboard with display units.

Bedroom Three Double glazed front aspect, radiator.

Family Bath/Shower Room Double glazed rear aspect. Fitted with a panel enclosed bath having chromium mixer tap and shower attachment, low level WC, oversized shower cubicle with chromium thermostatic shower control, wall bracket and hand shower, shower screen, wash hand basin with chromium mixer tap, extractor fan.

OUTSIDE

To the front of the property there is an area providing off-road parking for two cars. The gate opens to an enclosed front garden with lawn and hedgerow borders. A side paved area extends to rear of the property where there is a covered area housing a Hot Spring portable spa. To the rear, raised shrub beds lead to covered barbecue area and timber cabin ideal for use as a gym or Home office, with power and light. The garden is mainly laid to lawn and features a large circular raised swimming pool with slide and timber deck. Within the garden, there is also a greenhouse and a sunken trampoline.

Council Tax Band - E

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may receive 20% of any commission received by Nepcote Financial Ltd.

