



Excalibur Close
Ifield West, West Sussex RH11 0PA

£195,000

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Astons are delighted to market this refurbished one bedroom first floor maisonette, located within the ever popular residential area of Ifield. Inside this charming property features a light and airy lounge/dining room, a refitted kitchen, a refitted bathroom and a good sized bedroom with in-built wardrobe. This exquisite maisonette boasts an allocated parking space and is offered to market with no onward chain.

Entrance Hall

Front door opening to entrance hall, with stairs to first floor and door to:

Lounge/Dining Room

Light and airy room with double glazed windows to front aspect, wood effect laminate flooring, doors to:

Kitchen

Refitted with a range of units at base and eye level, space, power and plumbing for washing machine and fridge-freezer, integrated oven with induction hob and stainless steel extractor hood, stainless steel sink with mixer-tap and drainer, double glazed window to rear aspect, wood effect laminate flooring.

Hallway

With access to airing cupboard and loft space, wood effect laminate flooring, doors to:

Bathroom

Refitted white three piece suite comprising of w/c, wash hand basin with mixer-tap and under counter unit, panel enclosed bathtub with mixer-tap and shower unit, heated towel rail, tiled walls, tiled floor, obscure double glazed window to rear aspect.

Bedroom

With double glazed windows to rear aspect, wood effect laminate flooring, access to fitted wardrobe.

Anti Money Laundering

In accordance with the requirements of

the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £20, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.

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 £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.





