



Trist Way  
Ifield Green, West Sussex RH11 0LX

**Guide Price £210,000**

\*\*\* Guide Price £210,000 - £220,000 \*\*\*

Astons are delighted to market this well presented first floor, two double bedroom apartment in Trist Way, Ifield. Inside this property features a generously sized open plan lounge/dining room opening through to fitted kitchen, two double bedrooms within built cupboards and a fitted bathroom suite. Additional benefits of this flat include gas central heating, upvc double glazing, and an allocated parking space, this property is offered to market with no onward chain. EPC Rating C. Tenure Leasehold. Council Tax Band 'C'.



### Entrance Hall

Front door, double glazed window to side aspect, in built wardrobe, radiator, doors to:

### Lounge/Dining Room

Feature double glazed bay window to front aspect, three radiators, additional double glazed window to front aspect, opening to:



### Kitchen

Range of units at base and eye level, integrated fridge-freezer, washing machine and cooker with four ring gas hob, stainless steel extract hood, stainless steel sink with mixer-tap and drainer, wall mounted gas fire boiler, roll top work surfaces, tile effect vinyl flooring, double glazed window to rear aspect.



### Bedroom One

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



### Bedroom Two

Double glazed windows to rear aspect, in built wardrobe, radiator.



### Bathroom

White suite consisting of w/c, wash hand basin with mixer-tap and pedestal, panel enclosed bathtub with shower unit, radiator, extractor fan, vinyl flooring, part tiled walls.



### Allocated Parking

This property comes with an allocated parking space which is located within close proximity of the property.



## Communal Grounds

Communal grounds surround the rear of this block of apartments.



## 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.

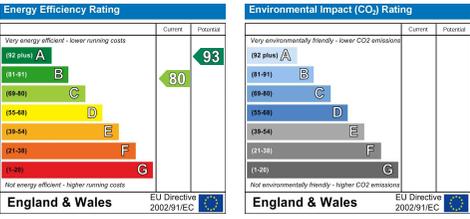
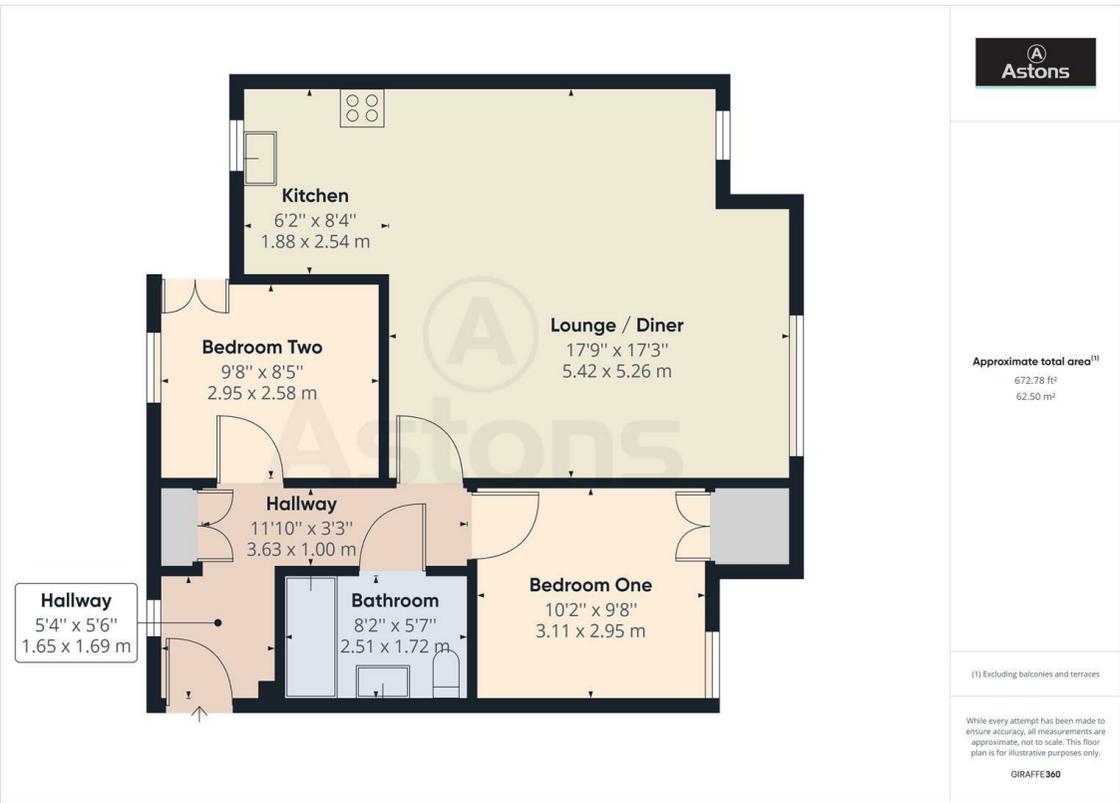
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

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.



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