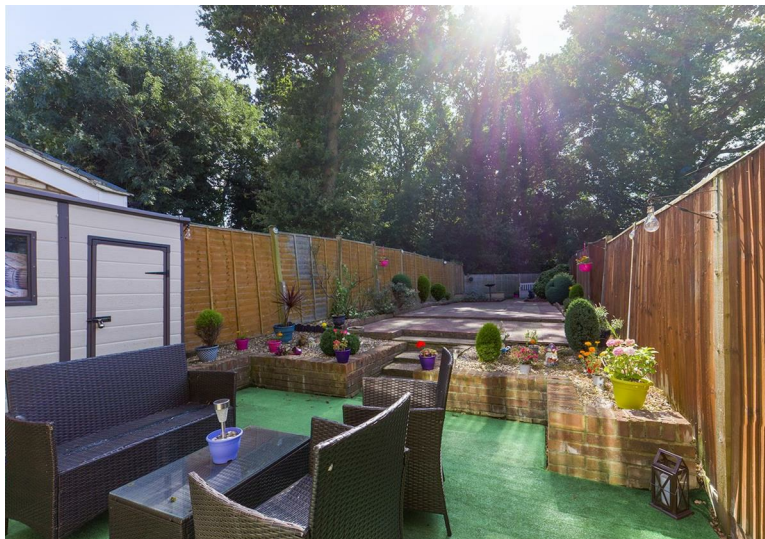




Ardingly Close
Ifield, West Sussex RH11 0AA

£399,950

Astons are delighted to market this very well presented and adapted three/four bedroom townhouse which is ideally situated in a cul de sac, opposite a small green, in the lfield area of Crawley. The property has been greatly improved by the current owners and now benefits from a bright and airy living room on the ground floor with french doors onto the garden, a downstairs cloakroom, a utility room, on the first floor an additional family room, a fitted kitchen and dining room, on the second floor three double bedrooms and a fitted bathroom. The house further benefits from gas central heating and upvc double glazing throughout. Outside the property has a driveway to the front and an enclosed peaceful garden to the rear. This property is offered to market with no onward chain. EPC rating D (62).



Entrance Hall

Front door, radiator, coving, access to under-stairs storage cupboard, doors too:

Downstairs Cloakroom

Suite comprising of w/c, wash hand basin, obscure double glazed window to front aspect, tile effect vinyl flooring.



Utility Room

Fitted units at base and eye level, space, power and plumbing for washing machine, tumble dryer and under counter fridge, stainless steel sink with mixer-tap and drainer, roll top work-surfaces, part tiled walls, coving, vinyl flooring, radiator, double glazed patio door to rear garden.



Living Room

Double glazed windows to front aspect, two radiators, feature electric fireplace, coving, double french doors to rear garden.



First Floor Landing

Coving, radiator, stairs to second floor landing, doors too:

Family Room

Double glazed window to rear aspect, radiator, coving, double glazed sliding door overlooking rear garden.



Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for dishwasher, integrated fridge-freezer and cooker with four ring gas hob, stainless steel sink with mixer-tap and drainer, roll top work-surfaces, wall mounted gas fire boiler, double glazed window to front aspect, wood effect laminate flooring.





Dining Room

Double glazed bay windows to front aspect, radiator, coving, opening too:



Second Floor Landing

Access to airing cupboard and loft space, doors too:

Bedroom One

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



Bedroom Two

Double glazed windows to front aspect, radiator, coving, in built wardrobe.



Bedroom Three

Double glazed windows to rear aspect, radiator, coving.



Bathroom

White suite comprising of w/c, wash hand basin and pedestal, panel enclosed bathtub with mixer-tap and shower unit, walk in

shower cubicle with Aqualisa shower unit, heated towel rail, obscure double glazed window to front aspect, part tiled walls, tile effect vinyl flooring.



To The Rear

Turfed area adjacent to property, large patio leading to lawn garden towards far end of garden, fence enclosed, shrubs, plants and hedges to borders.

To The Front

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.

