



Trist Way
Ifield, West Sussex RH11 0LX

£430,000

Astons are pleased to offer to the market this well presented three bedroom semi detached house. The property is situated in a small development, close to the conservation area of Ifield village, with its' 14th century church and picturesque street, and is close to Ifield train station, neighbouring countryside, local shops and schools. The house benefits from the addition of an orangery to the rear, with bi-fold doors leading to the garden, two further reception rooms, a downstairs cloakroom, en-suite shower room to the main bedroom, two further bedrooms and is fully alarmed. Outside there is a good sized south westerly facing garden, which has a good degree of seclusion, and a garage with driveway to the side.



Hallway

Front door, fitted entrance mat, laminate flooring, under stairs cupboard, coving, stairs to the first floor, doors to:

Downstairs Cloakroom

White suite comprising a wc, hand basin with tiled splashbacks, obscured double glazed window, radiator.

Lounge

Double glazed window to the front, radiator, coving, wall lights, open through to:

Dining Room

Double glazed patio doors to the orangery, coving, radiator.

Orangery

Double glazed bi-fold doors to the garden, double glazed windows to the rear and side, glass lantern ceiling, tiled floor, recessed down lighters.

Kitchen

Range of base and eye level units with work surfaces over and matching splash backs, part tiled walls, one and a half bowl sink with a mixer tap with a drainer, built in eye level double oven, inset gas hob with an extractor fan above, integrated dishwasher and washing machine, double glazed window to the rear, double glazed door to the garden, radiator.

Landing

Access to the loft space via a pull down ladder, airing cupboard with replacement gas fired Vaillant boiler, doors to:

Bedroom One

Double glazed window to the front and side, radiator, built in wardrobes to one wall, coving, door to:



En-Suite Shower Room

White suite comprising a shower cubicle with a mixer shower unit, pedestal hand basin with a mixer tap, wc, part tiled walls, radiator, shaver point, extractor fan.



Bedroom Two

Double glazed window to the rear, radiator, coving, built in wardrobes.



Bedroom Three

Double glazed window to the rear, radiator, coving, built in wardrobes.

Bathroom

White suite comprising a panel enclosed bath with a mixer tap and mixer shower unit above with a folding glass screen, hand basin with a mixer tap and vanity unit below, wc, part tiled walls, obscured double glazed window, shaver point, radiator, extractor fan.

To The Front

Gated access with path to the front door, hedge border to the side.



Garage

With an electric roller door, power and light, power and light to the rear.

Rear Garden

The garden has a southerly aspect and comprises a paved patio area adjacent to the house, side access gate, external tap, external power, lawned area with plant and shrub borders, shed to the rear which stands on a 12' x 10' concrete base and has power to it, personal door to the garage.

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.





Brown window blind





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1263.34 ft²
117.37 m²

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	