



Ardingly Close  
Ifield, RH11 0AA

Guide Price £415,000

\*\*\* Guide price £415,000 - £425,000 \*\*\*

Situated in Ardingly Close in Ifield, this delightful three/four bedroom end of terrace townhouse presents an excellent opportunity for families and professionals alike. With its spacious and flexible accommodation over three floors the layout offers scope for families to utilise the space to best suit their needs.

The home features a lounge on the ground floor, which could be used as a fourth bedroom or work space. On the first floor the layout is open-plan creating a wonderful social environment with a kitchen, dining and sitting area all flowing together. Finally, on the third floor there are three well-proportioned bedrooms and a bathroom with an Aqualisa shower over the bath.

Outside, the property includes parking for two vehicles, a valuable asset in today's busy world. The location is ideal, offering a peaceful residential atmosphere while remaining close to local amenities and transport links.

This townhouse is a wonderful blend of comfort and practicality, making it a perfect choice for those seeking a new home in a friendly community. Don't miss the chance to make this lovely property your own.



## Hallway

Double glazed front door with a double glazed window to the side, under stairs cupboard, wood parquet flooring, coving, radiator, stairs to the first floor, doors to:

## Living Room/Bedroom Four

Double glazed window to the front, double glazed French casement doors to the garden, wood effect flooring, radiator.

## Downstairs Cloakroom

White suite comprising a wc, hand basin with a unit below, obscured double glazed window, radiator.



## Utility Room

Double glazed window, butler sink with a unit below, space for a washing machine and tumble dryer.

## Landing

Stairs to the second floor, cupboard housing the "Worcester" gas fired boiler, doors to:

## Kitchen/Dining/Sitting Room

This is a lovely open-plan area but yet has distinct areas due to the shape of the room. The kitchen area comprises a range of base and eye level units with work surfaces over and tiled splashbacks, inset stainless steel one and a half bowl sink with a mixer tap and drainer, space for an oven and fridge/freezer and there is an integrated dishwasher, double glazed window to the rear, open through to dining and sitting area with two double glazed windows to the front, wood effect flooring, coving.

## Second Floor Landing

Access to the loft space via a pull down ladder and is part boarded, doors to:

## Bedroom One

Double glazed window to the front, built in wardrobes, radiator.

## Bedroom Two

Double glazed window to the rear, radiator



## Bedroom Three

Double glazed window to the front, radiator.

## Bathroom

White suite comprising a panel enclosed bath with a mixer tap and Aqualisa shower unit over and glass screen, hand basin with a mixer tap and units below, wc with a concealed cistern, radiator, fitted wall units, obscured double glazed window, tiled walls.



## To The Front

Driveway with parking for two cars.

## Rear Garden

The garden is fully enclosed by walls and fences and comprises a paved patio area adjacent to the house leading to a lawned area, there is a side access gate.



## Disclaimer

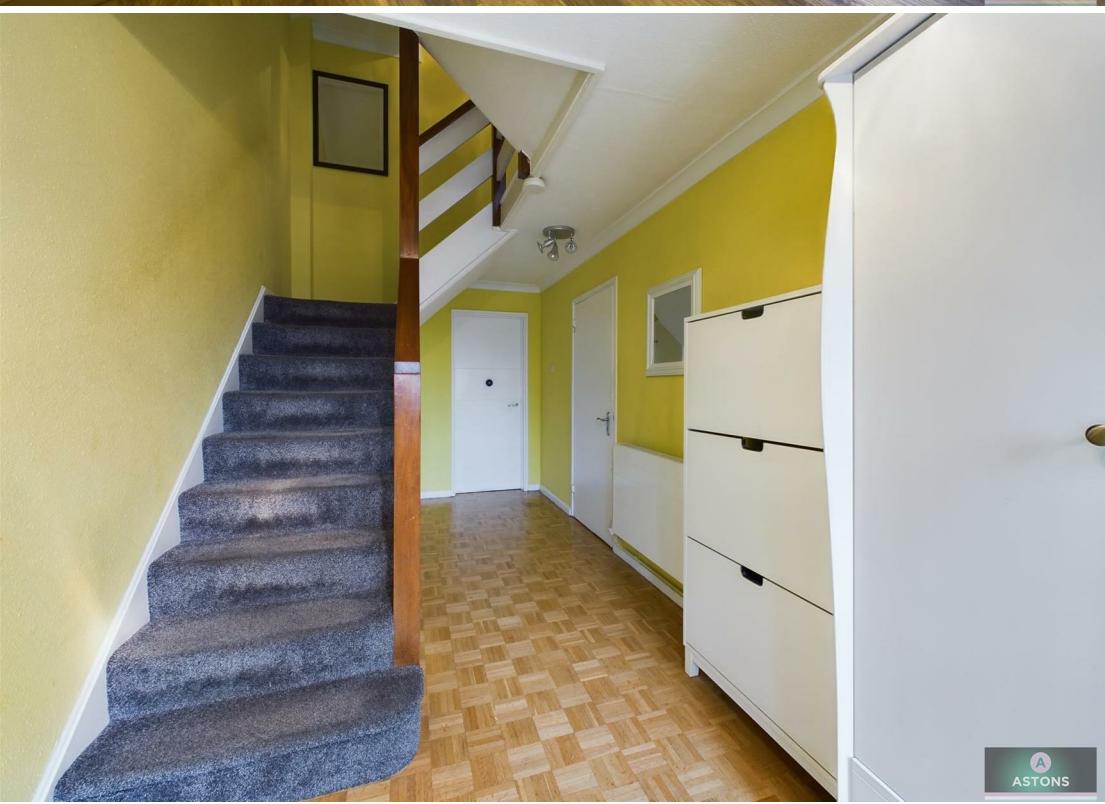
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations 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.

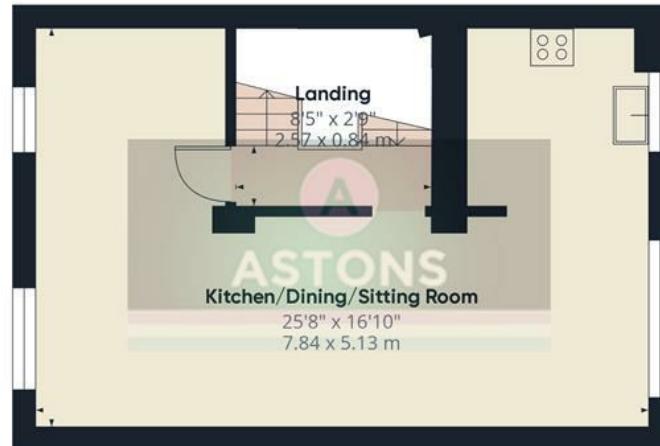
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

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.



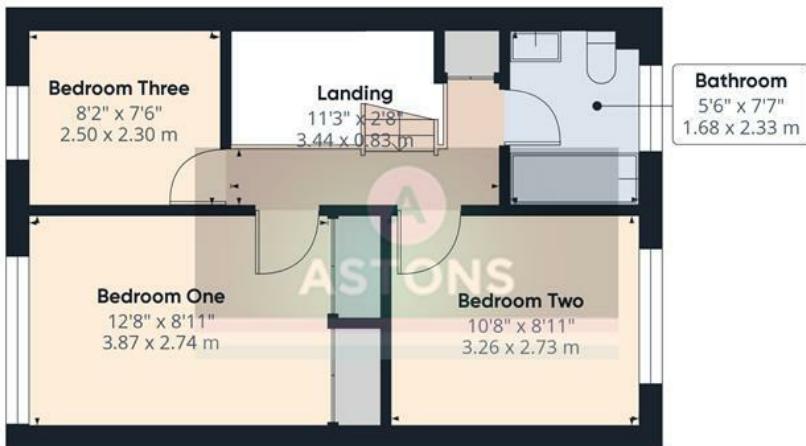




Approximate total area<sup>(1)</sup>

1143.24 ft<sup>2</sup>

106.21 m<sup>2</sup>



Floor 2

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential
Very energy efficient - lower running costs		
(A) plus A		
(B1-B1)	B	
(B2-B2)	C	
(B3-B3)	D	
(B4-B4)	E	
(B5-B5)	F	
(B6-B6)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC