



Ifield House, Ifield Green, Ifield

Guide Price £180,000 - £190,000

**MANSELL
McTAGGART**
Trusted since 1947



Ifield House, Ifield Green, Ifield

- First floor maisonette
- Located in the highly sought-after Ifield Green
- Gated entrance with communal parking for residents
- Open plan, dual aspect living/dining/kitchen area
- One double bedroom with fitted wardrobes
- Modern, en-suite shower room
- Council Tax Band 'B' and EPC 'D'

A great opportunity to purchase a one bedroom first floor maisonette, located in the highly desirable Ifield Green area of Crawley and offered with no onward chain.

The maisonette is accessible via a gated entrance, which leads to a communal parking area shared for the residents within the building and one allocated parking space and steps leading up to the first floor where this particular maisonette has its own entrance.

Upon entering the property, you are immediately welcomed into a bright and airy, dual aspect open plan living/dining and kitchen area. There is ample space for both living room furniture as well as a designated area suitable for dining. The kitchen itself is fitted with a range of modern units incorporating cupboards and drawers with work surfaces over and integrated appliances including a slimline dishwasher, fridge, washing machine, electric oven with electric hob and stainless steel extractor hood over.





Ifield House, Ifield Green, Ifield

To the rear is the double bedroom, which comes with a wall of fitted wardrobes for further storage and can comfortably hold a double bed and additional furniture, if required.

Situated off the bedroom is an en-suite shower room, fitted in a modern white suite comprising of a larger than average shower cubicle with glass encasement, low level WC, wash hand basin and extractor fan.

Lease Details

Length of Lease: A new lease will be granted for a term of 999 years. This is currently drafted to be 999 years commencing on 1 January 2024, but this date can be updated to the month of the first completion. The intention is that the term for all 3 leases will commence on the same date.

Annual Service Charge – £700

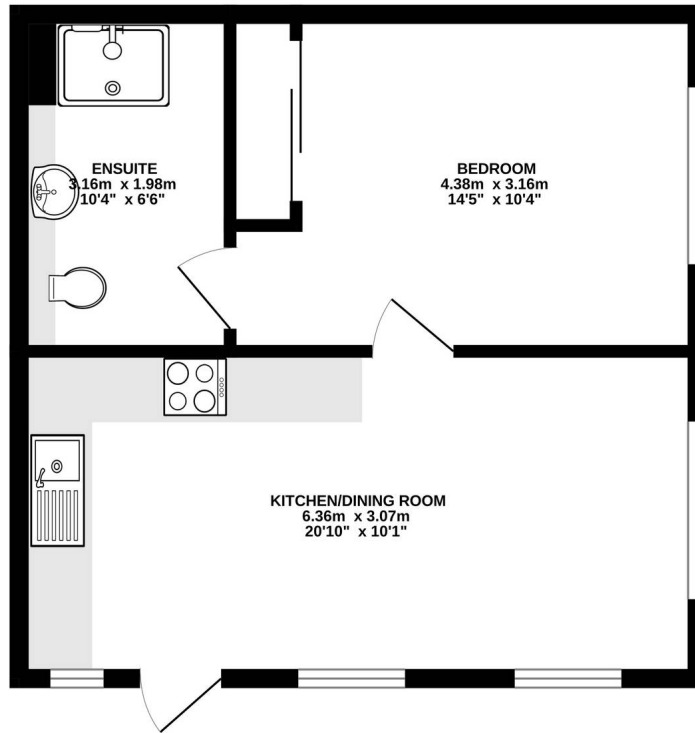
Service Charge Review Period – April – March

Annual Ground Rent – £0

Lease details have been provided by the Vendor. This information should be confirmed by your solicitor



39.4 sq.m. (424 sq.ft.) approx.



TOTAL FLOOR AREA: 39.4 sq.m. (424 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

crawley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/crawley/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.