



Trist Way
Ifield Green, WEST SUSSEX RH11 0LX
£1,395 PCM

SUITABLE FOR SHARERS & FAMILIES * A very spacious four bedroom townhouse * Garage & two parking spaces * Three double bedrooms * The property benefits from good sized accommodation arranged over three floors including a kitchen/dining room on the ground floor, main bedroom with ensuite shower room, three further bedrooms, study, and a lounge on the first floor * Downstairs toilet * Enclosed, south facing rear garden * UNFURNISHED * Available from end of September * Energy rating C *

Trist Way, Ifield Green, WEST SUSSEX RH11 0LX

Entrance Hall

Radiator, storage cupboard, doors to

Downstairs Cloakroom

White close coupled w.c, wash hand basin

Study/Bedroom Five

9'9" x 9'0" (2.97 x 2.74)

Coving, radiator, Upvc double glazed window

Kitchen/Dining Room

14'8" x 12'8" (4.47 x 3.86)

Fitted with units at base and eye level, rolltopped work surfaces, built in oven, gas hob with extractor hood, space for fridge/freezer, space and plumbing for washing machine, wall mounted gas fired combi boiler, understairs storage cupboard, Upvc double glazed window, Upvc double glazed door to rear garden

First Floor Landing

Stairs to second floor, doors to

Lounge 150 x 120

Lshaped room, Radiator, coving, Upvc double glazed window

Bedroom One

12'0" x 9'9" maximum (3.66 x 2.97 maximum)

Radiator, coving, built in wardrobe, Upvc double glazed window, door to

EnSuite ShowerRoom

Tiled shower cubicle, wash hand basin with pedestal, close coupled w.c, part tiled walls, radiator

Second Floor Landing

Radiator, airing cupboard, doors to

Bedroom Two

12'6" x 8'1" (3.81 x 2.46)

Radiator, built in wardrobe, Upvc double glazed window

Bedroom Three

9'9" x 8'1" (2.97 x 2.46)

Radiator, double built in wardrobe, Upvc double glazed window

Bedroom Four

9'0" x 6'7" (2.74 x 2.01)

Radiator, coving

Bathroom

White suite comprising panel enclosed bath, wash hand basin with pedestal, close coupled w.c, radiator

Outside

Fully enclosed rear garden laid to lawn with patio

Garage

Up and over door, two allocated parking spaces

Floor layouts are for guidance only Room shapes and sizes are not exact

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.



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

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