



Prestwick Close
Ifield West, West Sussex RH11 0UH
£260,000

Astons are delighted to offer this two double bedroom staggered terrace house with conservatory situated in Ifield West, which is being offered with no onward chain. The accommodation includes an entrance hall, fitted kitchen, lounge through to conservatory, two bedrooms and a bathroom. The property further benefits from Upvc double glazing, gas heating, a fully enclosed rear garden with gated access, and an allocated parking space. Energy Rating D



Storm Porch

Storage cupboard, external light, Upvc double glazed front door to

Entrance Hall

Karndean style wood effect flooring, storage cupboard, stairs to first floor landing, doors to

Fitted Kitchen

10'9 x 5'5 (3.28m x 1.65m)

Fitted with a range of units at base and eye level, roll-topped work surfaces, single drainer sink, space for gas cooker with extractor hood, space and plumbing washing machine, space for fridge, space for freezer, floor standing gas fired boiler, part tiled walls, Upvc double glazed window, Karndean style wood effect flooring

Lounge/Dining Room

16'5 x 11'8 (5.00m x 3.56m)

Karndean style wood effect flooring, Upvc double glazed french casement doors to

Conservatory

9'0 x 8'5 (2.74m x 2.57m)

Upvc double glazed construction with brick built plinth, tiled floor, Upvc double glazed french casement doors to rear garden

First Floor Landing

Access to loft space, Karndean style wood effect flooring, doors to

Bedroom One

9'8 plus wardrobes x 9'2 (2.95m plus wardrobes x 2.79m)
Upvc double glazed window, fitted wardrobes

Bedroom Two

11'8 x 8'6 (3.56m x 2.59m)

Upvc double glazed window, wood effect vinyl flooring, airing cupboard

Bathroom

Suite comprising panel enclosed bath with separate shower, low level w.c, wash hand basin with pedestal, part tiled walls, extractor

To the Front

Openplan lawn to front with flower borders, allocated parking space



To the Rear

Fully enclosed by timber fencing, gated rear access, patio area with steps up to patioed terrace, timber shed



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.





Approximate total area⁽¹⁾
400.89 ft²
37.24 m²

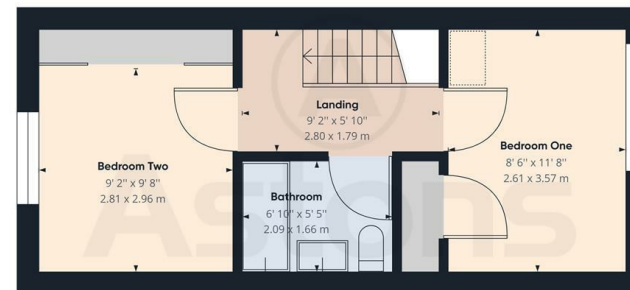
Reduced headroom
2.72 ft²
0.25 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area⁽¹⁾
289.44 ft²
26.89 m²

(1) Excluding balconies and terraces

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