



Birkdale Drive
Ifield West, West Sussex RH11 0TU
£250,000

A well presented one bedroom house situated in the Ifield West area of Crawley. The property is approached via a private front garden, which is a good size and is hedge enclosed. A private lockable gate then leads to the front door and personal garden. The overall plot size is above average for this style of property, and forms an attractive feature of the house. The property further benefits from a fitted kitchen with wood panel fronted units, a white bathroom suite and a double bedroom. The house is being offered with no onward chain. Council Tax band 'B', EPC Rating 'D' (66).



Lounge/Dining Room

Double glazed front door and double glazed bay window to the front, storage heater, stairs to the first floor, archway to:

Kitchen

Range of base and eye level panel fronted units with work surfaces over and tiled splash backs, inset stainless steel sink with a mixer tap and drainer, built in stainless steel oven with hob over and extractor hood above, space for a fridge and washing machine, under stairs storage cupboard, double glazed window to the side.

Landing

Access to the loft space via a pull down ladder, doors to:

Bedroom

Double glazed window to the front, electric panel heater, airing cupboard, doors to:

Bathroom

White suite comprising a panel enclosed bath with a feature part glass panel, mixer tap and shower attachment, separate electric shower unit over with glass sliding screen, hand basin with a mixer tap and vanity unit below, W.C. part tiled walls, tiled floor, heated towel rail, obscure double glazed window, under floor heating.

To The Front

There is a large front garden which is privately owned by the property and comprises a paved path to the front gate with grassed areas to either side, large circular slate chipping bed with feature tree, wooden bench, pond, hedge borders.



Private Rear Garden

The garden is paved with fence and wall enclosed borders, storage cupboard, wooden shed, raised wooden bed.

Parking

There is an allocated parking space located to the front of number 11 next door.

Council Tax Band

The property is council tax band B.

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.

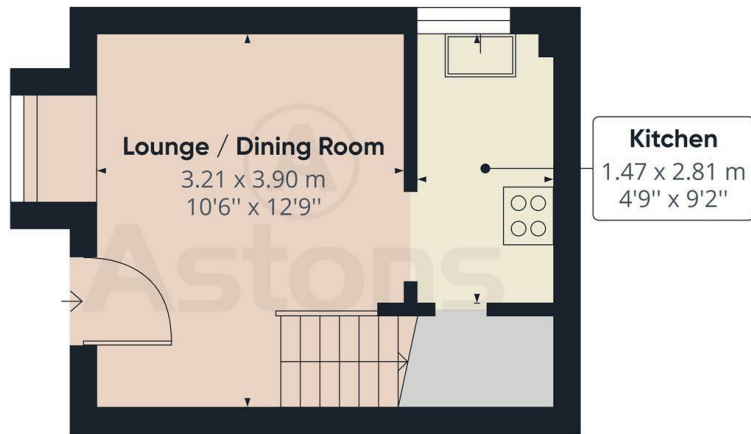
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

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.





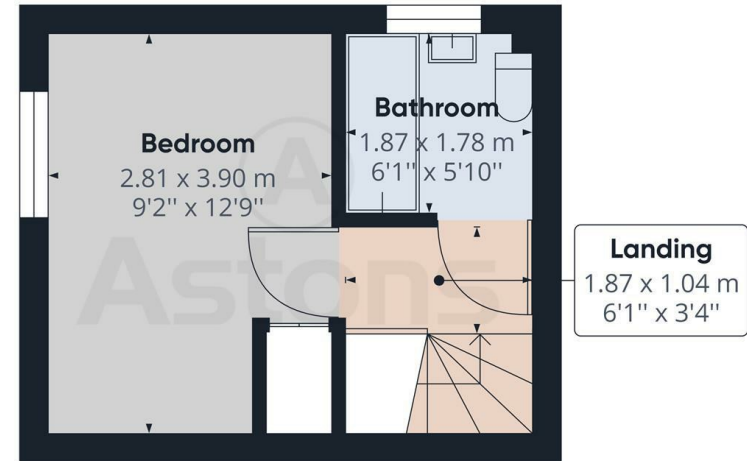
Approximate total area⁽¹⁾
206.54 ft²
19.19 m²

(1) Excluding balconies and terraces

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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Ground Floor



Approximate total area⁽¹⁾
166.68 ft²
15.48 m²

(1) Excluding balconies and terraces

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Floor 1

