



Trist Way  
Ifield Green, West Sussex RH11 0LZ

**£425,000**

Astons are delighted to offer to the market this well presented four/five bedroom townhouse built by Persimmon Homes in 2006, situated within the attractive Ifield Green area close to the village centre with its two local pubs. The property benefits from good sized accommodation arranged over three floors including a kitchen/dining room on the ground floor, main bedroom with en-suite shower room, three further bedrooms, study/fifth bedroom, and a lounge on the first floor. Outside there is an enclosed garden, access to garage and an allocated parking space. This property is offered to market with no onward chain.



#### Entrance Hall

Front door, access to storage cupboard, radiator, stairs to first floor, doors to:

#### Study/Bedroom Five

Double glazed windows to front aspect, radiator, coving.



#### Downstairs Cloakroom

Suite consisting of w/c, wash hand basin and pedestal, radiator, extractor fan, tiled floor, part tiled walls.



#### Kitchen/Dining Room

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine, fridge-freezer and dishwasher, integrated cooker with four ring gas hob, stainless steel extract hood, stainless steel sink with mixer-tap and drainer, roll top work surfaces, wall mounted gas fire boiler, access to under-stairs storage cupboard, double glazed window to rear aspect, tiled floor, radiator, double glazed french doors to rear garden.



#### First Floor Landing

Coving, stairs to second floor, doors to:

#### Living Room

Two double glazed windows to front aspect, coving, two radiators.



#### Bedroom One

Double glazed window to rear aspect, radiator, access to in built wardrobe, coving, door to:



#### En-Suite

White suite consisting of w/c, wash hand basin with mixer-tap and pedestal, walk in shower with shower unit, obscure double glazed window to rear aspect, radiator, part tiled walls, vinyl floor.



#### Second Floor Landing

Access to airing cupboard, radiator, doors to:

#### Bedroom Two

Double glazed window to front aspect, coving, radiator, in built wardrobe.





#### Bedroom Three

Double glazed window to rear aspect, coving, radiator, in built wardrobe, access to loft space.



#### Bathroom

White suite consisting of w/c, wash hand basin with mixer-tap and pedestal, panel enclosed bathtub with mixer-tap and shower unit, radiator, part tiled walls, vinyl flooring, extractor fan, obscure double glazed window to rear aspect.



#### To The Front

Hedges and shrubbs to boarders, patio path leading to front door.

#### Garage and Allocated Parking

Garage located to the rear with up and over door, allocated parking space located to the rear of the property next to garage.



#### Bedroom Four

Double glazed window to front aspect, radiator, coving.



#### To The Rear

Patio area adjacent to property, lawn garden, outside tap, patio path leading to access to garage, fence enclosed.

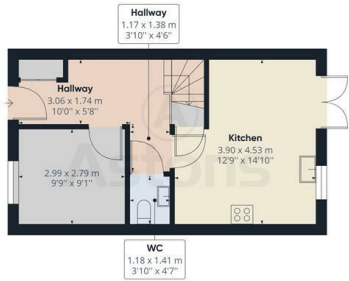


#### Disclaimer

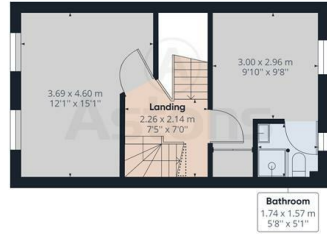
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations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

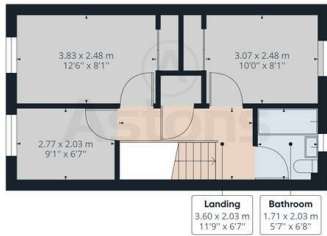
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



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

1131.17 ft<sup>2</sup>  
105.09 m<sup>2</sup>

Reduced headroom

4.87 ft<sup>2</sup>  
0.45 m<sup>2</sup>

(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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