



Poynings Road
Ifield West, West Sussex RH11 0TL

Guide Price £250,000

Guide price £250,000-£260,000

An end of terrace one bedroom house, which is situated within the Ifield West are of Crawley. The property is tucked away in a spur off a cul de sac and benefits from a good-sized rear garden which is fully enclosed and has side access to the front. The house further benefits from double glazed windows, kitchen/dining room, and a shower room. The property is located close to a small local Tesco, bus route and Ifield train station. The property is being offered with no onward chain.



Lounge

Double glazed windows to the front and side, composite front door, coving, stairs to the first floor, part glazed door to the kitchen

Kitchen/Dining Room

Range of base and eye level 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 a four ring gas hob over and extractor hood above, space for a fridge/freezer and washing machine, double glazed window to the rear, double glazed door to the garden, dining area.

Landing

Double glazed window to the rear, access to the loft space, doors to:

Bedroom One

Double glazed window to the front, built in wardrobe.

Bedroom Two

Double glazed window to the side, built in wardrobe, wall lights.

Shower Room

White suite comprising a shower cubicle with a mixer shower unit, hand basin with a mixer tap, W.C. part tiled walls, obscure double glazed window, shaver point, recessed down lighters.

To The Front

Brick paved path to the front door with lawned area to the side.

Rear Garden

Brick paved patio area to the rear of the house with canopy over, rest of the garden is grassed with fence enclosed borders, brick paved path to the side with gated access to the front.



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.

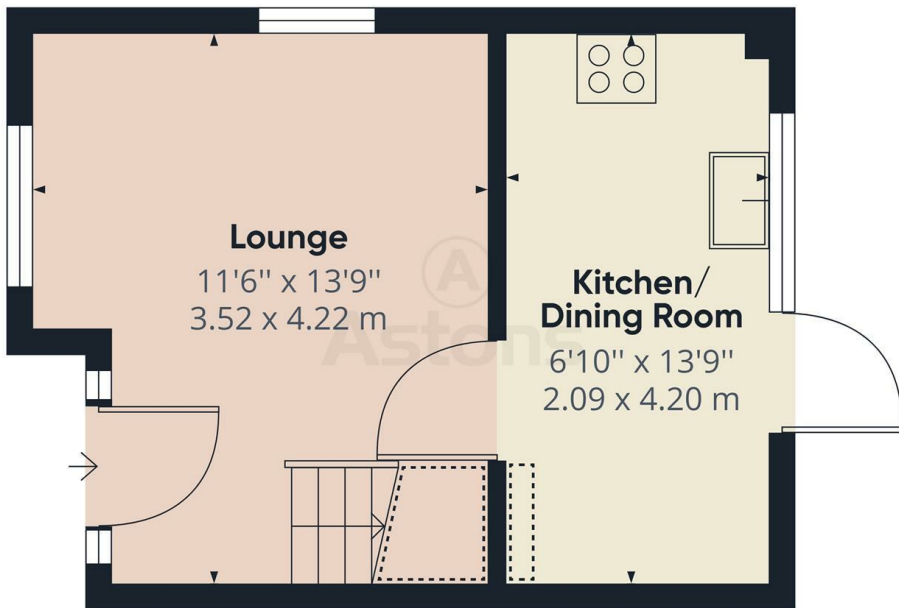
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

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.





Ground Floor



Approximate total area⁽¹⁾
243.83 ft²
22.65 m²

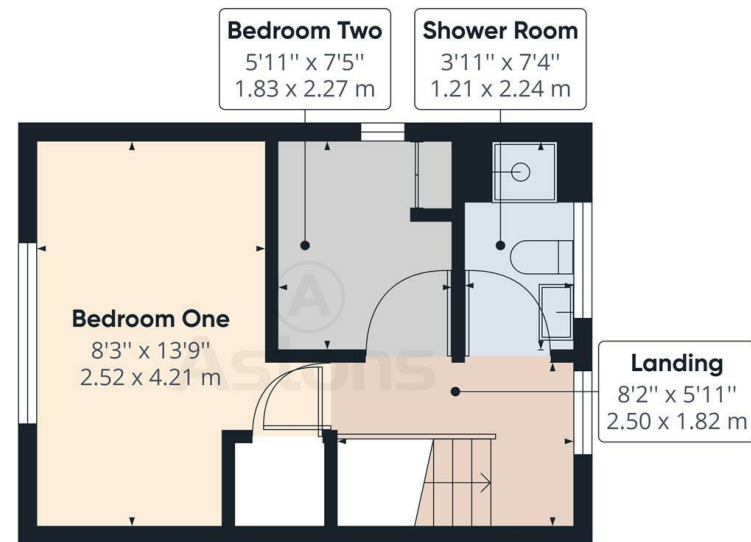
Reduced headroom
15.91 ft²
1.48 m²

(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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Floor 1

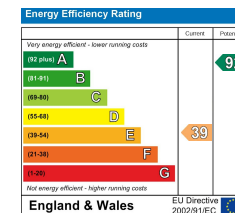


Approximate total area⁽¹⁾
220.68 ft²
20.50 m²

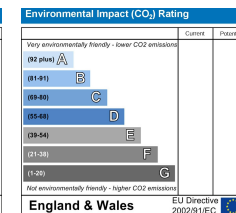
(1) Excluding balconies and terraces.

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