



Southwater Close
Ifield, West Sussex RH11 0EY

£529,950

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Astons are delighted to offer to the market this very well presented four double bedroom detached family home, which is situated in a cul de sac location close to local shops and Ifield train station. The property has been greatly improved by the current owners and now benefits from from a stunning open plan kitchen/dining room through to lounge area, neutral decor throughout, and a refitted en-suite shower room to the main bedroom. The house further benefits from an attractively landscaped rear garden, driveway and garage. EPC rating C.

Hallway

Part glazed front door, fitted entrance mat, wood flooring, coving, stairs to the first floor, under stairs storage cupboard, Nest thermostat, radiator, doors to:

Lounge

Double glazed window to the front aspect, wood flooring, feature fireplace with living flame gas fire and mantle surround, two radiators, wall lights, coving.

Kitchen/Breakfast Room

Refitted range of white handleless base and eye level units with quartz work surfaces over and matching splash backs, inset stainless steel sink with a mixer tap and drainer, inset ceramic hob with work surface mounted extractor fan which rises up when in use, integrated eye level stainless steel oven, integrated stainless steel microwave to the side. Further integrated fridge/freezer and dishwasher. Double glazed window to the rear aspect and double glazed french casement doors to the garden, coving, radiator, recessed down lighters, wood flooring.

Utility Room

Refitted range of base and eye level units with work surfaces over and splash backs, inset stainless steel sink with a mixer tap and drainer, space for a washing machine and tumble dryer, wood flooring, radiator, double glazed door to the garden, extractor fan, door to:

Downstairs Cloakroom

White suite comprising a pedestal hand basin, W.C, part tiled walls, obscure double glazed window, radiator, wood flooring.

Landing

Access to the loft space, airing cupboard, coving, doors to:

Bedroom One

Double glazed window to the front aspect, radiator, coving, built in wardrobes, further built in cupboard, door to:

En-Suite Shower Room

Refitted white suite comprising a double shower cubicle with a mixer shower unit with one fixed rainfall head and further hand held head, hand basin with a mixer tap and vanity unit below, W.C. with a concealed cistern, two cupboards, radiator, part tiled walls and tiled floor, two extractor fans, obscure double glazed window, recessed down lighters.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

Double glazed window to the rear aspect, radiator, coving.

Bathroom

White suite comprising a panel enclosed bath with a mixer shower unit over and glass screen, pedestal hand basin, W.C, part tiled walls, tiled floor, radiator, extractor fan, obscure double glazed window, shaver point.

To The Front

Driveway with parking for two cars leading to the garage, lawned area to the side.

Garage

With an up and over door, power and light.

Rear Garden

Decked area adjacent to the house, stepping stone path to the rear, lawned area to the side, further decked area to the rear with paved patio area to the side. Plant and shrub borders, fence enclosed, side access gate, external power sockets.

Disclaimer

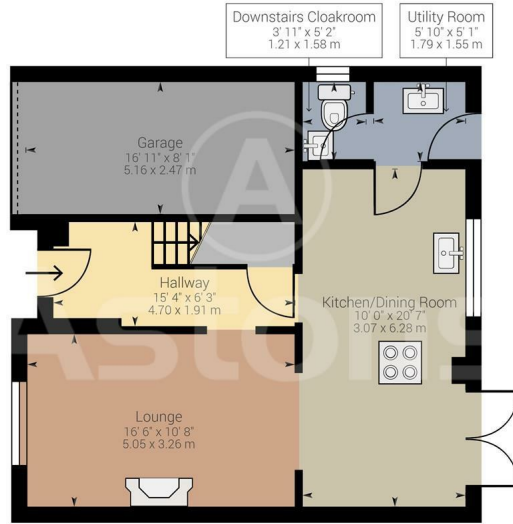
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations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

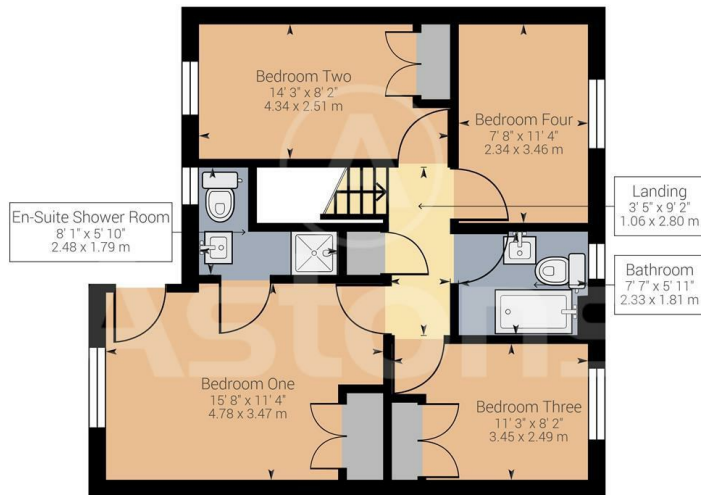




Approximate net internal area: 546.38 ft² (685.52 ft²) / 50.76 m² (63.69 m²)
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO ₂ emissions	Current	Target
92-100 (A)			92-100 (A)		
81-91 (B)			81-91 (B)		
69-80 (C)			69-80 (C)		
55-68 (D)			55-68 (D)		
49-54 (E)			49-54 (E)		
45-48 (F)			45-48 (F)		
39-44 (G)			39-44 (G)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

