



Lovell Path  
Ifield West, West Sussex RH11 0RH

**£329,950**

Astons are delighted to market this spacious and well presented three bedroom house in the highly desirable residential area of Ifield West, located within close proximity of local amenities and transport links. Inside this property features a bright and airy living room with bay window, an open plan kitchen/dining room, a fitted downstairs cloakroom, three excellent sized bedrooms, a white bathroom suite and ample storage throughout. To the rear is a private enclosed garden with rear gated access through to residential parking, additional benefits of this house include gas central heating and double glazing throughout. EPC Rating C (73).



### Entrance Porch

Obscure double glazed front door, tiled floor, access to storage cupboard, door to:

### Hallway

Wood effect laminate flooring, coving, radiator, stairs to first floor landing, doors to:

### Downstairs Cloakroom

White suite comprising of w/c, wash hand basin with splash back tiles, radiator, wood effect laminate flooring.



### Living Room

Feature double glazed bay window to front aspect, wood effect laminate flooring, radiator, coving, door to:



### Kitchen/Dining Room

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine, dishwasher and fridge-freezer, integrated oven and grill, gas hob with stainless steel extractor hood, stainless steel sink with mixer-tap and drainer, roll top work-surfaces, part tiled walls, tiled floor, double glazed windows to rear aspect, dining room featuring wood effect laminate flooring, coving, radiator and double glazed french doors to rear garden.



### Landing

Access to storage cupboard and loft space with loft ladder, coving, access to boiler cupboard with wall mounted gas fire 'A plus rated' 'Worcester Bosch combination boiler', doors to:

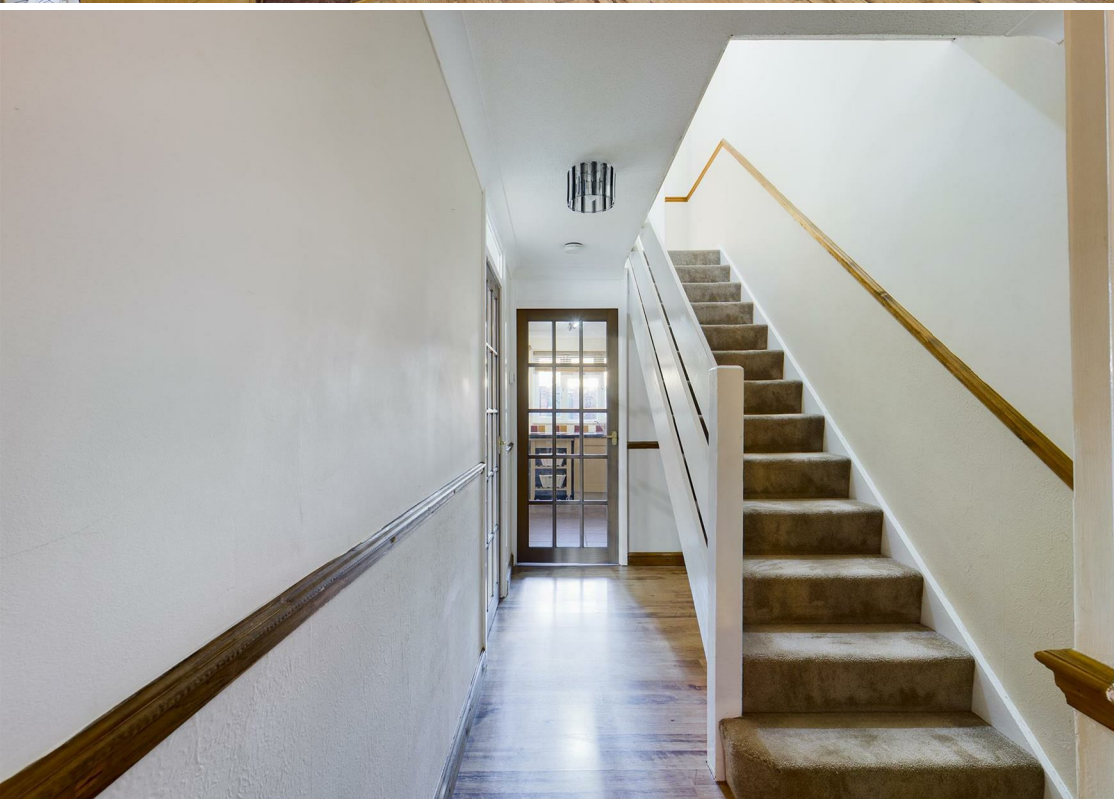
### Bedroom One

Double glazed windows to rear aspect, radiator, coving, access to in-built wardrobe.



### Bedroom Two

Double glazed windows to front aspect, radiator, access in-built wardrobe.





### Bedroom Three

Double glazed window to front aspect, radiator.



### Bathroom

White suite comprising of w/c, wash hand basin with pedestal, panel enclosed bathtub with mixer-tap and shower, heated towel rail, obscure double glazed window to rear aspect, extractor fan, coving, tiled walls, vinyl flooring.



### To The Rear

Decking area adjacent to property, outside tap and power point, patio path leading to shed and rear gate, lawn garden, fence enclosed, shrubs and hedges to boarders.



### To The Front

Patio path leading to front door, pebbles to boarders.



### 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.

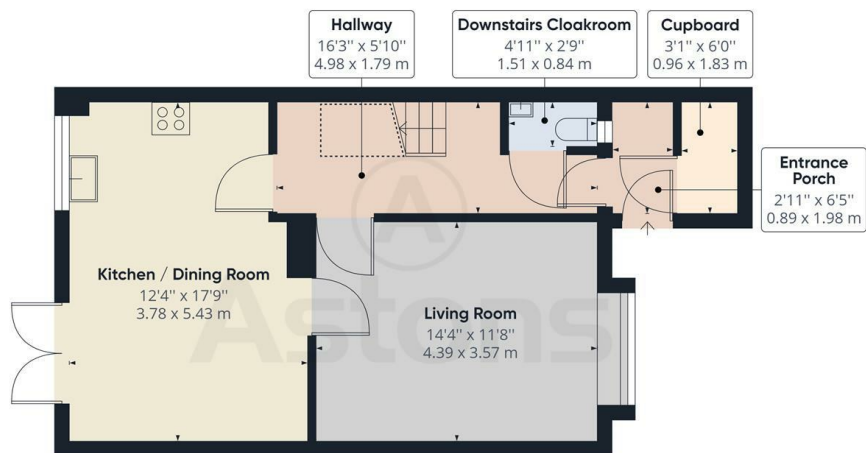
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

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<sup>(1)</sup>  
522.21 ft²  
48.51 m²

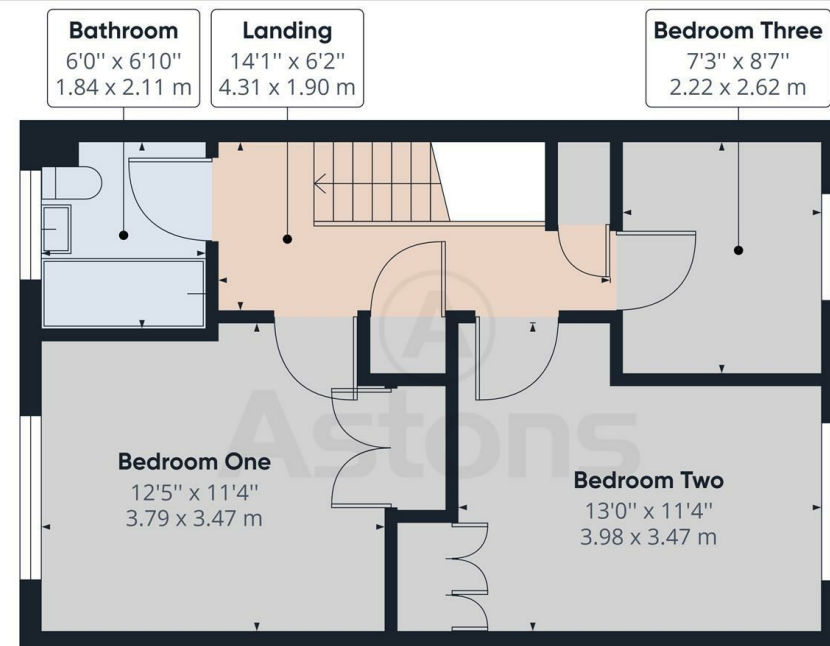
Reduced headroom  
13.82 ft²  
1.28 m²

(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<sup>(1)</sup>  
457.03 ft²  
42.46 m²

(1) Excluding balconies and terraces

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