



Lavington Close
Ifield, West Sussex RH11 0HX

Guide Price £350,000

*** Guide Price £350,000 - £360,000 ***

Astons are delighted to market this spacious and well presented three bedroom end of terrace house in the popular residential area of Ifield, within close proximity of local schools, transport links and amenities. Inside this property features a light and airy lounge/dining room, a fitted kitchen, a utility area, three good sized bedrooms, a fitted bathroom and a private enclosed garden with side gate access and a summer house/office, to the front is a driveway offering parking for two vehicles. EPC Rating D (62).



Entrance Hall

Front door, radiator, stairs to first floor landing, double glazed window to front aspect, wood effect laminate flooring, opening to:

Lounge/Dining Room

Double glazed windows to front aspect, radiator, double glazed sliding door to rear garden, opening to:



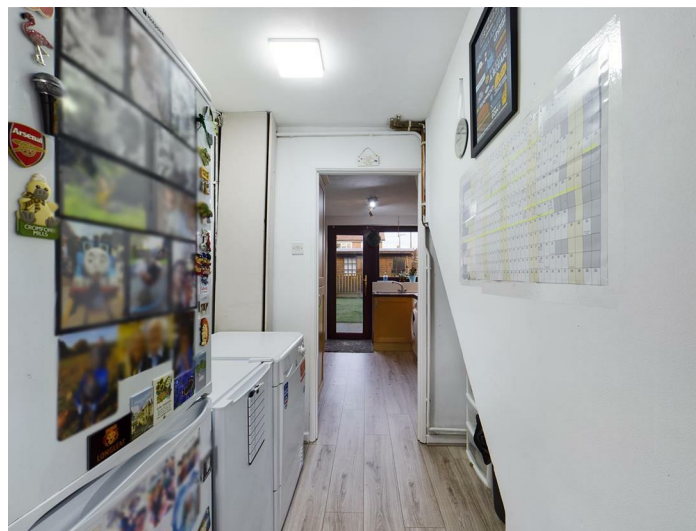
Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine, dishwasher and cooker, stainless steel sink with mixer-tap and drainer, roll top work-surfaces, wood effect laminate flooring, part tiled walls, double glazed window to front aspect, double glazed patio door to rear garden, opening to:



Utility Room

Wood effect laminate flooring, space and power for range of appliances.



Landing

Access to airing cupboard and loft space, doors to:

Bedroom One

Double glazed windows to front aspect, fitted wardrobe and unit, radiator.



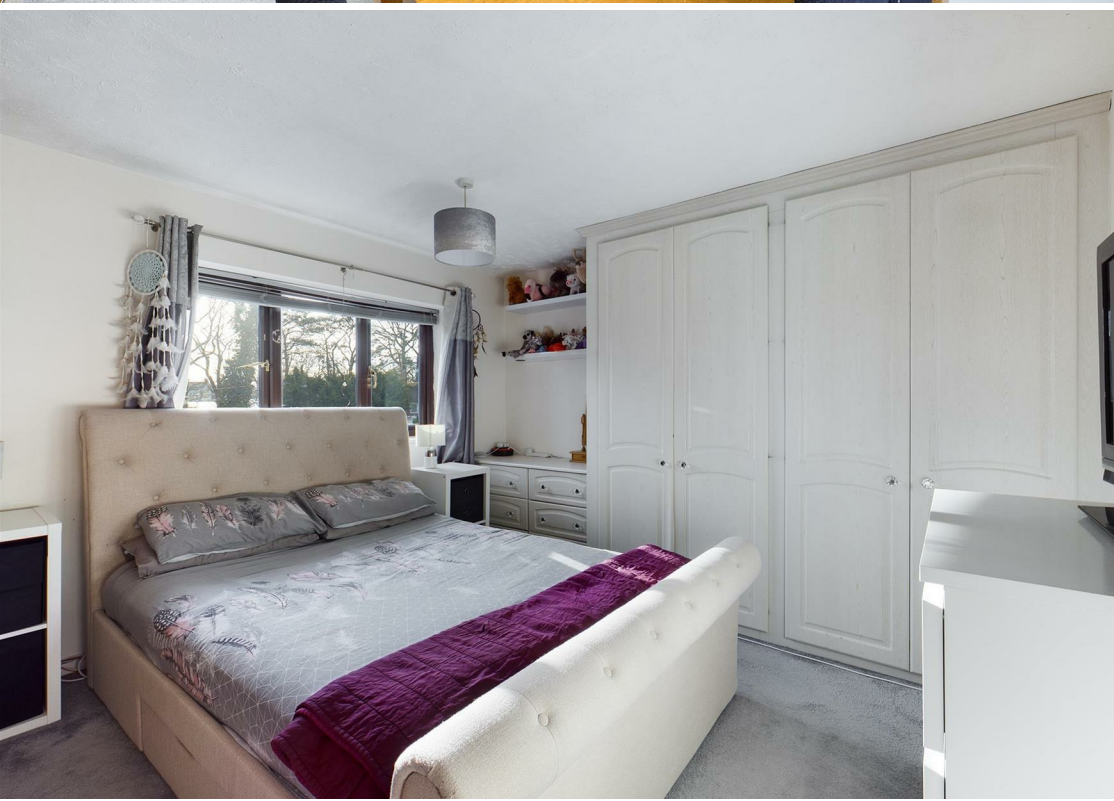
Bedroom Two

Double glazed windows to rear aspect, radiator.



Bedroom Three

Double glazed window to front aspect, radiator.





Rear Garden

Patio area adjacent to property, large decking area leading to outside summer house/office, outside power and tap, lawn garden, side gate access, shrubs and flower beds to borders.



To The Front

Driveway to the front offering parking for two vehicles, side gate access to garden, front door.

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.

