



## The Millbank, Ifield, Crawley, West Sussex, RH11 0JQ

Offers In Excess Of £450,000

- Four bedroom detached property
- Wates 'Dormy' design
- 0.5 miles to Ifield train station
- No onward chain
- In need of modernisation
- Viewing highly recommended
- Front and rear gardens
- Drive and single garage
- EPC rating D



## Property Description

Homes Partnership is delighted to offer for sale with no onward chain, this four bedroom detached property, built by Wates to their 'Dormy' design. The property is in need of modernisation throughout but offers spacious, flexible living accommodation. The ground floor comprises a porch, dual aspect lounge with windows to the front and rear and a door opening to the rear garden. There is a dining room, kitchen, an inner hallway, bathroom and two bedrooms. On the first floor there are two further bedrooms and a second bathroom. The property is double glazed and has heating by gas to a system of hot water radiators. Outside the front garden is mostly laid to lawn, there is a drive way for one vehicle and a single garage. The rear garden is laid to lawn with mature plants, shrubs and trees. Located just 0.5 miles from Ifield train station, this has great travel links and would be a wonderful family home. We would urge an early viewing to see if this would suit your needs.

**PORCH** Door on side aspect opening to porch. Courtesy light. Door into:

**LOUNGE** 19' 5" x 15' 10" (5.92m x 4.83m) maximum narrowing to 12' 2" (3.71m) approximate. Stairs to the first floor. Two radiators. Dual aspect with window to the front and window and door opening to the rear garden. Doors to inner hall and:

**DINING ROOM** 10' 7" x 8' 9" (3.23m x 2.67m) approximate. Radiator. Window to the rear. Door and internal window to:

**KITCHEN** 10' 0" x 7' 0" (3.05m x 2.13m) approximate. Fitted with wall and base level units incorporating a single bowl, single drainer, stainless steel sink unit with mixer tap. Space for cooker, washing machine and under counter fridge. Cupboard housing boiler. Opaque window and door opening to the side aspect. Door to:

**INNER HALL** Linen cupboard. Under stair storage cupboard. Doors to lounge, two bedrooms and bathroom.







**BEDROOM** 15' 3" x 10' 7" (4.65m x 3.23m) approximate. Radiator. Storage cupboard. Dual aspect windows to the front and side aspect.

**BEDROOM** 10' 7" x 9' 5" (3.23m x 2.87m) approximate. Radiator. Fitted double cupboard. Window to the front.

**BATHROOM** Fitted with a white suite comprising a bath with shower attachment over, wash hand basin and a low level WC. Radiator. Opaque window to the side aspect.

**FIRST FLOOR LANDING** Stairs from the lounge. Hatch to loft space. Doors to two bedrooms and bathroom.

**BEDROOM** 15' 3" x 12' 10" (4.65m x 3.91m) approximate. Radiator. Eaves storage cupboards each side of room. Window to the front.



**BEDROOM** 13' 1" x 12' 0" (3.99m x 3.66m) approximate. Radiator. Eaves storage cupboards each side of room. Window overlooking the rear garden.

**BATHROOM** Fitted with a white suite comprising a bath, wash hand basin and a low level WC. Electric heater. Opaque window to the side aspect.

#### OUTSIDE

**FRONT GARDEN** Laid to lawn with shrubs and a tree. Path to front door and to the side of property. Gated side access to rear garden.

**DRIVE WAY** To the front of the property for one vehicle. Providing access to:

**GARAGE** Single garage with up and over door to the front. Window and door to the side.

**REAR GARDEN** Laid to lawn with mature plants, shrubs and trees.

#### USEFUL INFORMATION

**MAINS SERVICES** Gas / Electric / Water / Drainage

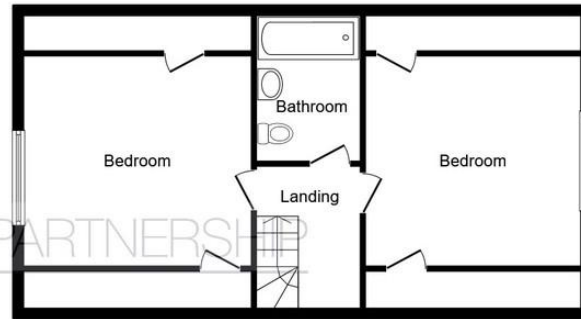
#### TRAVELLING TIME TO STATIONS

Crawley By car 10 mins On foot 39 mins - 1.9 miles  
field By car 3 mins On foot 10 mins - 0.5 miles  
(source google maps)





**Ground Floor**



**First Floor**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

**AREA INFORMATION**

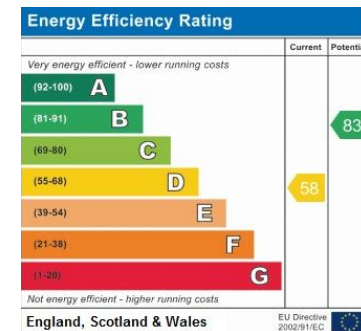
Ifield is a former village and now a neighbourhood within Crawley located on the west side of town. Open countryside is close by as is the Ifield Water Mill and Mill Pond which was built in 1683, rebuilt in 1817 and recently restored. The Mill Pond has a rich bird community throughout the year and is a great place for relaxation. Ifield Village Conservation area off Rusper Road which includes the 13th century church of St Margaret, The Barn Theatre, the Plough Inn and picturesque listed cottages. Ifield has a parade of shops with an Indian restaurant and another pub, while on Ifield Green you will find The Royal Oak pub, hairdressers and local convenience store. The area offers two primary schools, a secondary school and a special needs school. There is a golf club, a cricket club and recreational park with a playground. Metrobus connects the area with Crawley town centre and beyond and the A23 / M23 is easily accessible. We love everything that Ifield has to offer!

**TENURE** Freehold

**COUNCIL TAX BAND** E £2,370

NB: The banding of a dwelling which has had improvements which increase its value cannot be re banded until it is next sold. If you are considering buying a property which has been extended since 1993, you should be aware that the council tax band can be increased after the sale has taken place.

**SERVICES TO PURCHASERS:** As part of our service we will offer to introduce you to our preferred suppliers for conveyancing, surveys, removals, insurance and/or mortgages and we hereby declare that we may receive referral fees for any services arranged as a result of our introduction. How much we receive varies but typically this is as follows: Mortgages & insurance £100 - £250 | Surveys - £100 | Removals 5% of cost | Conveyancing £200 - £300. Suppliers generally pay referral fees to all introducers for marketing services.



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