



## Bitmead Close, Ifield West, Crawley, West Sussex, RH11 0RJ

**£310,000**

- Three bedroom terraced house
- No onward chain
- 0.7 miles to Ifield train station
- Lounge to the front
- Kitchen / diner with French doors to rear garden
- Ideal family home
- Downstairs shower room
- Enclosed rear garden
- EPC rating C

## Property Description

Homes Partnership is delighted to offer for sale this three bedroom terraced house located in the residential neighbourhood of Ifield West, just 0.7 miles from Ifield train station. The property offers spacious living accommodation; the ground floor comprises an entrance hall, lounge to the front, a kitchen / dining room with French doors opening to the rear garden and a shower room. On the first floor there are three bedrooms and a bathroom fitted with a white suite. The property benefits from heating by gas to a system of hot water radiators and is double glazed throughout. Outside there is an enclosed rear garden with a patio area, artificial grass, slate chippings and a flower bed. With local amenities and schools close by, along with Ifield Mill Pond offering tranquil walks and wildlife, in our opinion this would be a great family home and we would urge a viewing to see if it would suit your needs.

**PORCH** External courtesy light. Front door opening to porch. Door to storage cupboard with space and plumbing for washing machine. Door to:

**ENTRANCE HALL** Stairs to the first floor. Under stair storage. Radiator. Doors to shower room, kitchen / dining room and;

**LOUNGE** 14' 3" x 11' 7" (4.34m x 3.53m) approximate. Radiator. Window to the front.

**KITCHEN / DINING ROOM** 17' 9" x 12' 1" (5.41m x 3.68m) maximum narrowing to 8' 8" (2.64m) approximate. Fitted with a range of wall and base level units incorporating a one and a half bowl, single drainer, stainless steel sink unit with mixer tap. Space for range cooker with extractor hood over, dishwasher and fridge / freezer. Space for table and chairs. Radiator. Window to the rear and French doors opening to the rear garden.

**SHOWER ROOM** Fitted with a white suite incorporating a shower cubicle, a low level WC and a wash hand basin. Heated towel rail. Wall mounted heater. Opaque window to the front.





**FIRST FLOOR LANDING** Stairs from the entrance hall. Two storage cupboards. Hatch to loft space. Doors to all bedrooms and bathroom.

**BEDROOM ONE** 12' 10" x 11' 3" (3.91m x 3.43m) maximum narrowing to 8' 11" (2.72m) approximate. Fitted storage / wardrobe cupboard. Radiator. Window to the front.

**BEDROOM TWO** 11' 3" (3.43m) maximum narrowing to 10' 6" x 10' 7" (3.2m x 3.23m) approximate. Fitted wardrobes with top boxes over. Radiator. Window overlooking the rear garden.

**BEDROOM THREE** 8' 4" x 7' 1" (2.54m x 2.16m) approximate. Radiator. Window to the front.

**BATHROOM** Fitted with a white suite comprising a bath with shower over, low level WC and a wash hand basin. Heated towel rail. Opaque window to the rear.



**OUTSIDE**

**REAR GARDEN** Paved patio area adjacent to the property the remainder being a mix of artificial grass, slate chippings, paving and a raised flower bed. Courtesy light. Enclosed by fence with gated rear access.

**USEFUL INFORMATION**

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

**TRAVELLING TIME TO STATIONS**

Ifield	By car	3 mins	On foot	15 mins - 0.7 miles
Three Bridges	By car	11 mins - 3.9 miles		
Crawley	By car	11 mins - 3.0 miles		

(source google maps)

**AREA INFORMATION** The neighbourhood known as Ifield West is located on the edge of Ifield accessed via Hyde Drive. There is a local Tesco Express and Ifield West community centre. To the south of Hyde Drive you'll find Ifield Mill Pond; a great place for a pleasant stroll. Ifield West is an extension of Ifield which enjoys a conservation area with the 13th century church of St Margaret, The Barn Theatre, village pub and picturesque listed cottages. In Ifield itself you'll also find a parade of shops, two primary schools, a secondary school and a special needs school. There is a golf club around the corner from Ifield West and Ifield railway station is nearby. Metrobus connects the area with Crawley town centre and beyond and the A23 / M23 is easily accessible.





**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

**INFORMATION FOR INVESTORS**

Anticipated rental value £1250  
 Anticipated gross yield 4.84%

Should a purchaser(s) have an offer accepted on a property marketed by Homes Partnership, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement.

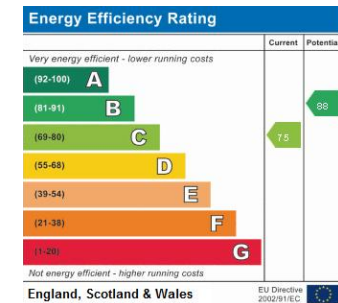
We use an online service to verify your identity provided by Lifetime Legal. The cost of these checks is £60 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge is non-refundable under any circumstances.

**TENURE** Freehold

**COUNCIL TAX BAND** C £1,777

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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