



## Midhurst Close, Ifield

Guide Price £210,000 – £220,000

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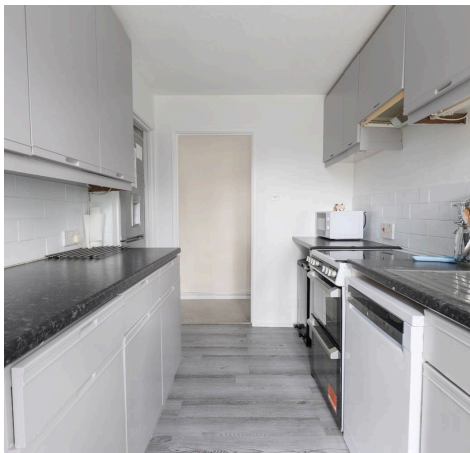


- Situated in Ifield, close to local amenities
- Ground floor maisonette
- Private south facing rear garden with direct access
- One bedroom
- Well presented and spacious throughout
- Lease 91 years remaining | Ground Rent £10 per annum | Service Charges £280 per annum approx.
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'B' and EPC 'D'

A highly sought after one bedroom ground floor maisonette with direct access to a large, private south facing rear garden, situated in the desirable area of Ifield. This lovely home is spacious, well presented throughout and offers low ground rent and service charges.

There is on street parking available within the close, with the property positioned away from the road overlooking a well maintained communal green. Beside the front door there is a useful secure storage unit for added convenience.

Upon entry into the property there is a spacious hallway with access to all rooms, as well as a useful deep storage cupboard and a window to the front aspect. Toward the end of the hallway is the living room, which is generous in size to accommodate living room furniture, dining table and chairs and even a recessed area suitable for a work station for those working from home. An added advantage are the French doors giving direct access out on to the private rear garden, perfect for entertaining.







The kitchen is of a galley style, again with direct access to the garden, and is fitted with a range of wall and base units including cupboards and drawers and space for white goods. In addition, there is a wall mounted combi boiler, which was serviced January 2026.

The bedroom overlooks the rear garden and is a comfortable double room with ample space to hold a double bed and wardrobes for further storage.

Finally, the family bathroom is fitted in a white suite comprising of a panel enclosed bath with shower attachment and glass shower screen, WC, wash hand basin with vanity storage beneath and an opaque window.

### **Outside**

The property boasts a substantial private south facing rear garden, which is mainly laid to lawn with a patio abutting the foot of the property, all enclosed by wooden panel fencing.

### **Lease Details**

Length of Lease: 91 years remaining (2026)

Annual Service Charge – £280

Service Charge Review Period – April

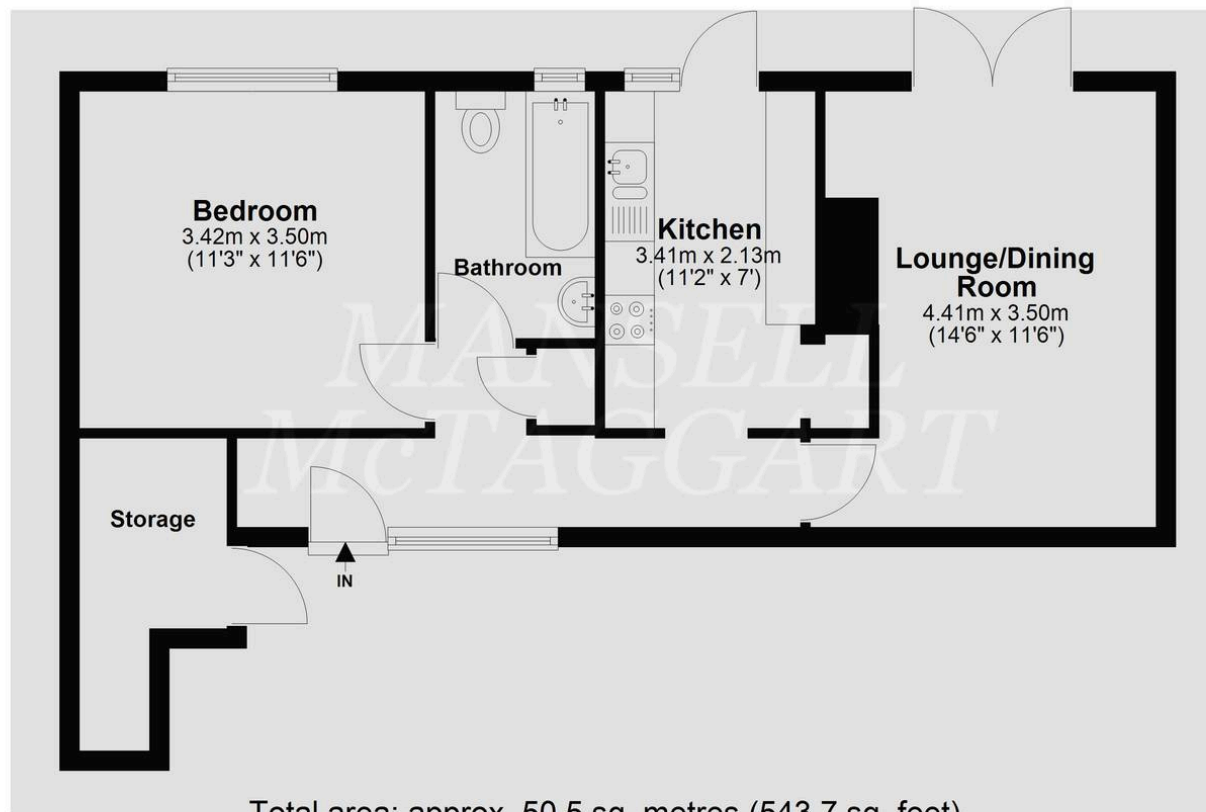
Annual Ground Rent – £10

Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.



## Ground Floor

Approx. 50.5 sq. metres (543.7 sq. feet)



Total area: approx. 50.5 sq. metres (543.7 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.

Plan produced using PlanUp.

## Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

[crawley@mansellmctaggart.co.uk](mailto:crawley@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/crawley/](http://www.mansellmctaggart.co.uk/branch/crawley/)

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