



## Shipleigh Road, Ifield

Offers in Region of £375,000

**MANSELL  
McTAGGART**  
Trusted since 1947





- Three bedroom end of terrace family home
- Entrance lobby with versatile utility space
- Dual aspect living/dining room with double doors to garden
- Upstairs wet room
- Driveway parking for 2 cars
- Private west facing rear garden
- Approximately 0.3 mile walk from Ifield train station
- NO ONWARD CHAIN
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'D'

This ideal family home, with driveway and private west-facing rear garden, is situated in the sought after area of Ifield, just a short walk from the train station.

One of two front doors leads into a spacious entrance hall with meter cupboard, and on to a utility room. This versatile space, which some may choose to incorporate into the kitchen, is fitted with additional wall and base units with space for a free-standing fridge freezer and access to a substantial understairs storage cupboard. The kitchen itself is fitted with a range of wall and base units, a stainless-steel sink drainer unit sits beneath a window to the rear, there is space for a gas oven, space and plumbing for a washing machine and a useful larder style storage cupboard. Running the depth of the property is a dual aspect living/dining room with window to the front, double doors to the garden and a feature electric fireplace.





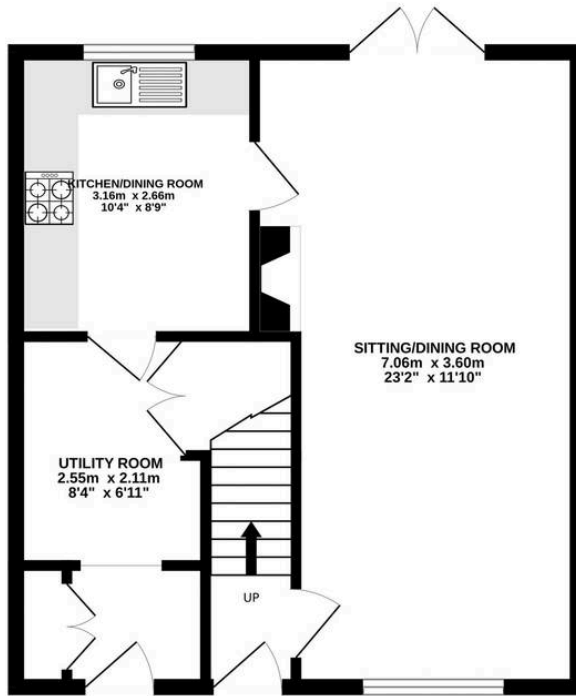
A second front door opens on to a smaller lobby with access to the living room, and stairs to the first-floor landing. Here there is an airing cupboard housing the recently serviced Worcester boiler, and access to a part boarded loft with ladder. Bedroom one is a good size double room with window to the front and built in cupboard. Bedroom two is a further double room with a pleasant outlook over the rear garden. Bedroom three is a generous single room with a window to the front and a useful cupboard over the stairs. The family shower room is a wet room with walk in cubicle, low level WC, wash hand basin and wall mounted radiator. A frosted window to the front allows in plenty of natural light.

Outside there is a block paved driveway providing off road parking for two cars, with hedge borders to either side. The private rear garden is west facing and well established, a feature of the property. A patio abuts the rear of the house, sitting beneath an attractive pergola and making this an ideal seating area. The remainder is mostly laid to lawn with a path running to the bottom of the garden, where there are two garden sheds and a greenhouse.

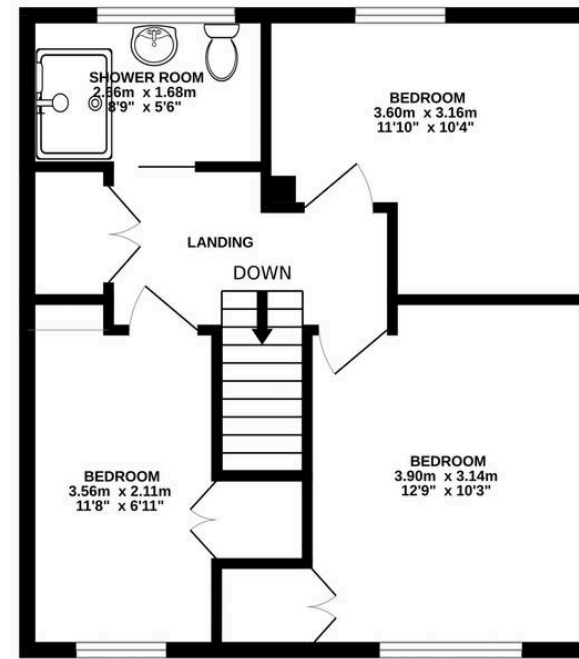
This ideal family home benefits from a pleasant location in the sought-after area of Ifield. There is easy access to Crawley town centre, local schools and amenities, while commuters will appreciate being approximately 0.3 miles walking distance from Ifield station. An internal viewing is highly recommended to appreciate the potential that the property has to offer, and the delightful garden to the rear.



GROUND FLOOR  
43.6 sq.m. (469 sq.ft.) approx.



1ST FLOOR  
44.0 sq.m. (474 sq.ft.) approx.



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TOTAL FLOOR AREA: 87.6 sq.m. (943 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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