



Rusper Road, Ifield

In Excess of £700,000

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- NO ONWARD CHAIN
- Believed to date back to the early 20th century, circa 1910-1920
- 5-bedroom family home with potential to be converted into 6
- Whole house recently refurbished with a new addition of a loft conversion and newly installed en-suite, plus new family bathroom
- Loft conversion spanning over 400 sq. ft.
- Newly replaced boiler, fitted with Hive heating
- Driveway parking up to 3-4 cars
- Council Tax Band 'E' and EPC 'D'

An extended and well-presented early nineteenth-century semi-detached 5-bedroom family home with period features and a gravel driveway providing off-road parking for 3-4 cars. Together with attractive frontage, there is a larger than average sunny rear garden with lawns and outbuilding with power and light.

Approaching the property there is a hedge along the boundary creating privacy from the road and a path leading to the front door which is believed to be the original oak door. Entering the property, the porch provides access to the hallway and the downstairs family room. The family room is at the front of the house and is both light and airy with a bay window to the front. This room is currently being used as a second reception but holds great potential to be used for a 6th bedroom. The open plan living/dining room runs front to back of the property, featuring two fireplaces, oak flooring, shutters on the front windows and French doors to the garden. The kitchen is both well-proportioned and stylish with a two-oven gas-fired rangemaster providing a focal point, space for a free-standing American style fridge freezer, hard tiled flooring and all built-in appliances.





Returning to the hall, stairs ascend to the first-floor landing, providing access to four bedrooms, family bathroom and stairs to the second floor. Bedrooms two, three and four are all double bedrooms, with bedrooms two and three benefiting from built-in storage. The fifth bedroom, currently being used as a study has enough space for a single bed and also has built in storage. Completing the first-floor living is the family bathroom which has been fitted with a double walk-in shower cubicle and a separate panelled bath, towel rail, low level w/c and two dual aspect windows.

Finally oak stairs lead to the second floor living and lost conversion, where the master bedroom is located. The master bedroom comprises a large bedroom space, walk-in wardrobe and en-suite bathroom, all spanning over 400 sq. ft. The bedroom is light and airy from the three Velux windows and spotlights throughout. The walk-in wardrobe is located toward the far corner of the room, created from a wall that divides the space. This wall can be removed without causing any structural issues if someone wished. Finally, the en-suite comprises of a full-length panelled bath and separate shower cubicle.



Rusper Road is ideally located on the edge of open countryside, yet also within walking distance of a number of amenities. Firstly, the property is a few minutes' walk to Ifield station and is also a similar distance from local shopping facilities on Ifield Drive.



Total area: approx. 176.0 sq. metres (1894.4 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.

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