



Climping Road, Ifield

In Excess of £280,000

**MANSELL
McTAGGART**
Trusted since 1947





- First floor maisonette
- Two double bedrooms
- Refitted kitchen and new windows throughout, both in 2024
- Ground floor entrance with accommodation on first floor
- Popular residential area of Ifield
- Large loft space, perfect for storage
- Private, secluded rear garden
- 174 year lease and low service charges
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'D'

An extremely well-presented and spacious two double-bedroom first-floor maisonette, located within the popular residential area of Ifield. The property has been significantly modernised throughout by the current owner, including the installation of a new kitchen and windows in 2024. Further benefits include an extended lease with approximately 174 years remaining, a secluded private rear garden, and convenient access to Ifield train station, which is within walking distance.



Offering over 900 sq. ft. of accommodation, the property briefly comprises a ground-floor entrance hall with space for coats and shoes, with stairs rising to the first-floor landing and hallway, which also provides additional storage space.



The kitchen, installed in 2024, overlooks the rear garden and is fitted with a range of wall and base units, a pantry and breakfast bar. Integrated appliances include an oven, induction hob and extractor hood, with additional space for a freestanding fridge/freezer and plumbing for both a washing machine and slimline dishwasher.

Located at the front of the property, the generous living/dining room provides ample space for a large sofa as well as a dining table and chairs. There are also two well-proportioned double bedrooms, a modern shower room fitted with a double walk-in shower, heated towel rail and vanity unit with wash hand basin, and a separate cloakroom with a low-level W.C.

Externally, the property enjoys a well-maintained communal front garden with a pathway leading to the private entrance. Gated access leads to the secluded rear garden, which features a patio area, mature trees and shrubs, a lawned section, and a generous brick-built shed.

Lease Details

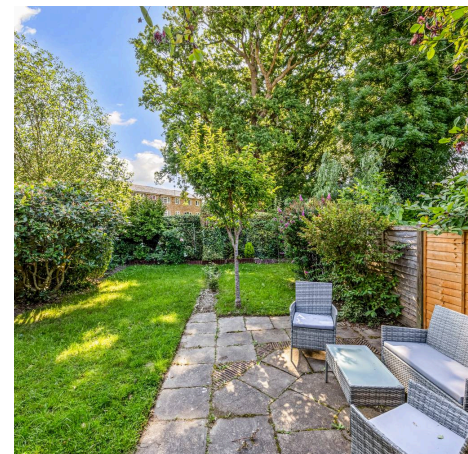
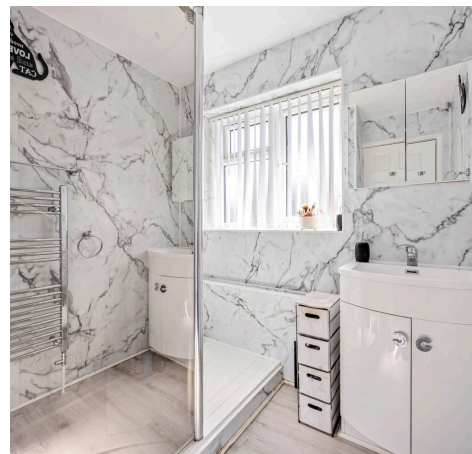
Length of Lease: 174 years remaining (2026)

Annual Service Charge – £50.00 per month

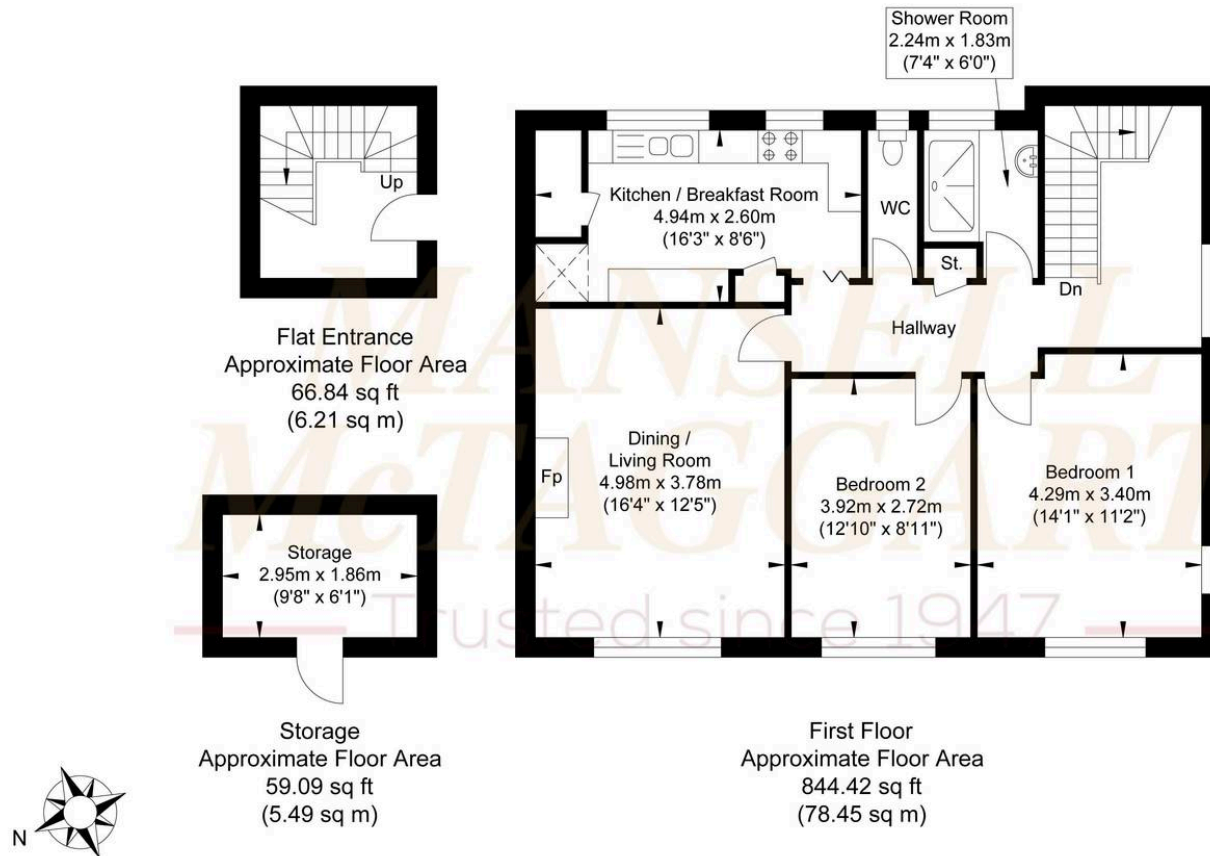
Service Charge Review Period – Annually

Annual Ground Rent – £10.00 per annum

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



Climping Road



Approximate Gross Internal Area (Excluding Storage) = 84.66 sq m / 911.26 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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