



Shearwater Court, Ifield, Crawley, RH11 0SH

Taylor Robinson welcomes to the market a 3-bedroom well-presented house in the sought after area of Ifield. The property is offered to the market with no onward chain and in brief comprises of an entrance porch with outbuilding currently used for storage and a utility area with plumbing and space for a washing machine. There is a door leading to the entrance hall which has stairs rising to the first floor, a large storage cupboard/ pantry and a W.C. There is a fully fitted kitchen with access to the private rear garden, a dining area and French doors leading to a good-sized lounge with further access to the rear garden. The first floor doesn't disappoint either with three good sized bedrooms, bedroom 2 includes a walk in wardrobe and there is also a modern shower room. Externally you will find a good sized private rear garden mainly laid to lawn with patio area, brick-built BBQ, fenced boundaries and rear access leading to a communal car park. To the front of the property there is a garden laid to patio with gated access and low-level brick wall. The property also benefits from double glazing, gas central heating, off street communal parking and within easy access to the local amenities, schools and bus routes to Crawley town centre.

Best Offers Over £345,000 Freehold

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- 3 Bedroom Terrace House
- Dining Area
- Good Sized Private Rear Garden
- Chain Free
- 3 Good Sized Bedrooms
- Off Street Communal Parking
- Fully Fitted Kitchen
- Modern Shower Room

Entry

6'2" x 2'11" (1.88 x 0.89)

Hallway

10'11" x 5'8" (3.33 x 1.73)

W.C.

5'8" x 2'5" (1.73 x 0.74)

Kitchen

11'2" x 7'5" (3.40 x 2.26)

Dining Room

11'3" x 8'2" (3.43 x 2.49)

Living Room

17'7" x 9'9" (5.36 x 2.97)

Stairs to First Floor

Landing

11'10" x 5'9" (3.61 x 1.75)

Bedroom 1

11'5" x 10'11" (3.48 x 3.33)

Bedroom 2

14'2" x 8'0" (4.32 x 2.44)

Bedroom 3

8'11" x 6'6" (2.72 x 1.98)

Shower Room

7'0" x 5'9" (2.13 x 1.75)

Outside

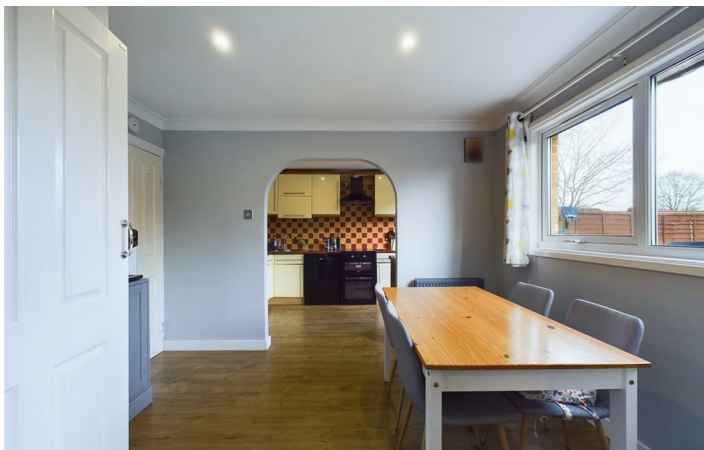
Rear Garden

Front Garden

Communal Parking

Council Tax Band: C





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	