

Patching Close, Ifield

Guide Price £325,000 - £350,000

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- Mid-terrace home
- Three bedrooms
- Walking distance to Ifield train station
- Walking distance to popular primary and secondary schools
- 21ft living/dining room
- Low maintenance rear garden
- Close to local amenities
- New boiler installed September 2026
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'C'

A three-bedroom, mid-terraced family home, located in the popular residential area of Ifield, just a 0.6-mile walk from Ifield train station. Popular primary and secondary schools are also within easy walking distance.

Well positioned for easy access to a range of local amenities, the property briefly comprises an entrance hall with space for coats and shoes, with doors leading to the utility area and living/dining room.

The double-aspect 21ft living/dining room benefits from plenty of natural light, with double French doors opening onto the rear garden. The fitted kitchen offers a range of wall and base units, an integrated under-counter electric oven, gas hob with extractor hood over, and space and plumbing for a washing machine. The boiler is also located in the kitchen and was installed in September 2026.







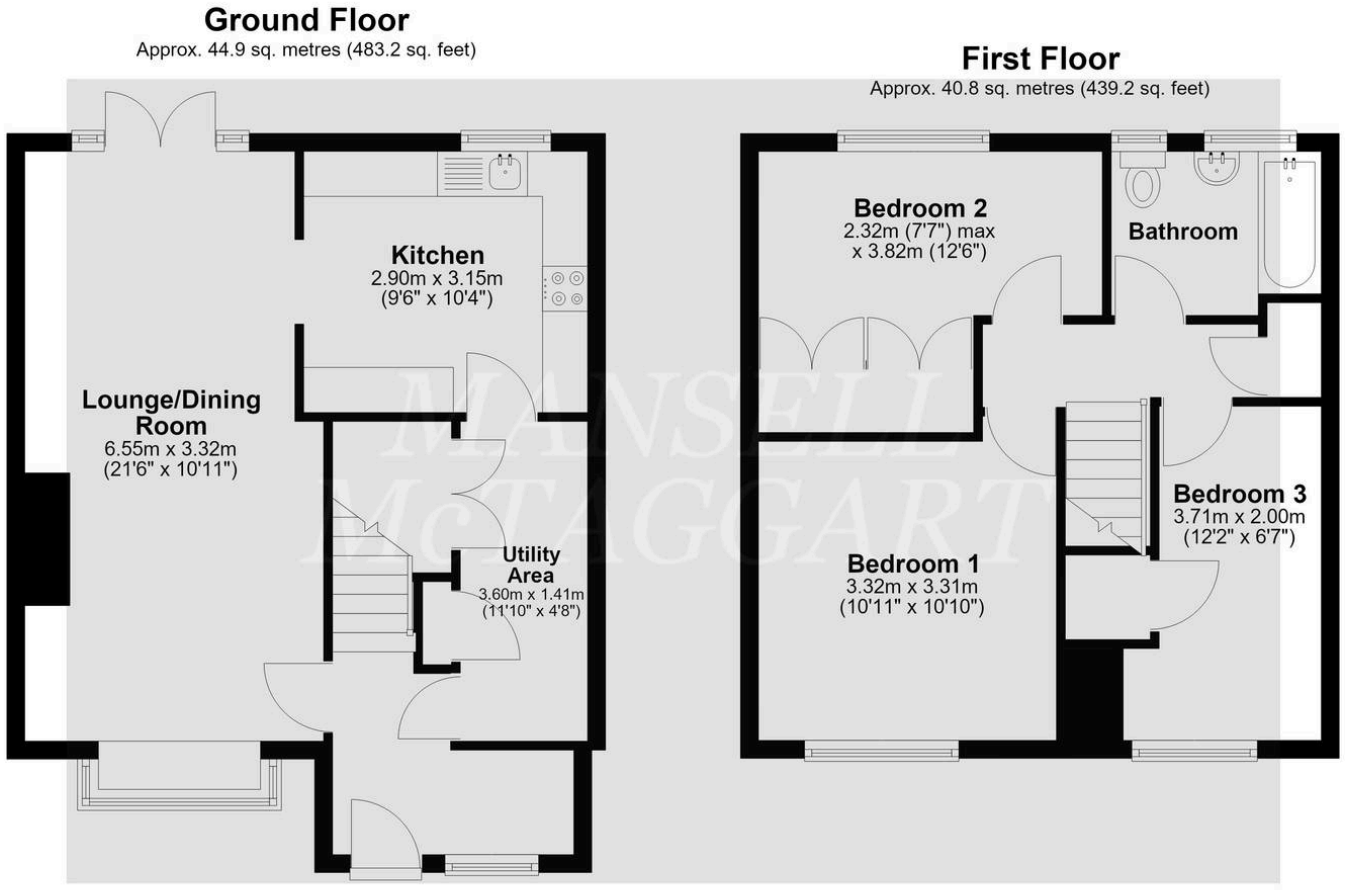


The utility area can be accessed from both the kitchen and entrance hall and benefits from useful understairs storage.

Upstairs, there are three bedrooms and a family bathroom. The main double bedroom offers space for a king-size bed and freestanding wardrobes, while the second bedroom benefits from double fitted wardrobes. The third bedroom also features fitted storage. The family bathroom comprises a low-level WC, pedestal wash hand basin, panelled bath with mixer taps and shower.

Externally, the property benefits from a low-maintenance front garden, with a pathway leading to the front door and the remainder laid to lawn. To the rear, an easy-to-maintain garden provides a pleasant outdoor space, with steps leading down to a lawned area.

Overall, this well-presented three-bedroom family home offers spacious and versatile accommodation, a good-sized rear garden and convenient access to local amenities, schools and transport links, making it an ideal choice for families and first-time buyers alike.



Total area: approx. 85.7 sq. metres (922.3 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

www.mansellmctaggart.co.uk/branch/crawley/

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