



**Ye Olde Cottage Ifield Road, Crawley, West Sussex, RH11 7AP**  
**Guide Price £375,000**



JAMES DEANE  
ESTATE AGENTS





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E S T A T E A G E N T S

Guide Price £375,000 - £395,000. Known as, Ye Olde Cottage a home packed full of charm & character, sympathetically renovated to retain the unique mood & not lose that historic feel. Timber beams, Inglenook fireplace, stone floor, wood burners, feature fireplaces, stable style door, exposed red brick walls, monkey tail window furniture are just a few of the character features you'll find at Ye Olde Cottage.

The living accommodation comprises; lounge with Inglenook & wood burner, dining room, kitchen with bespoke cabinetry with granite counter tops & a wood burner, bathroom fitted with a beautiful Victorian style suite, roll top bath with mixer, walk-in shower, pedestal basin, heated towel rail. Upstairs there are two double bedrooms both with vaulted ceilings.

Outside, the courtyard garden has a patio area, the remaining garden is laid to lawn, there is an outbuilding which is currently a games room & bar area, ideal for entertaining friends & family. Outside toilet/cloakroom. There is also off-street parking.

Located in the heart of Crawley town, the cottage is conveniently located within a short walk of the High Street/town centre & Crawley train station with links to London & the South Coast.









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E S T A T E A G E N T S



- Detached Cottage Guide Price £375,000 - £395,000
- Two Double Bedrooms
- Lounge with Inglenook Fireplace
- Dining Room
- Kitchen
- Bathroom
- Games Room
- Off Street Parking
- Grade II Listed, Character Features Throughout
- Town Centre Location & Offered with No Onward Chain



| Energy Efficiency Rating                    |                         |                                                                                     |
|---------------------------------------------|-------------------------|-------------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                           |
| Very energy efficient - lower running costs |                         |                                                                                     |
| (92 plus) A                                 |                         |                                                                                     |
| (81-91) B                                   |                         |                                                                                     |
| (69-80) C                                   |                         |                                                                                     |
| (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 |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |                                                                                       |
|-----------------------------------------------------------------|-------------------------|---------------------------------------------------------------------------------------|
|                                                                 | Current                 | Potential                                                                             |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |                                                                                       |
| (92 plus) A                                                     |                         |                                                                                       |
| (81-91) B                                                       |                         |                                                                                       |
| (69-80) C                                                       |                         |                                                                                       |
| (55-68) D                                                       |                         |                                                                                       |
| (39-54) E                                                       |                         |                                                                                       |
| (21-38) F                                                       |                         |                                                                                       |
| (1-20) G                                                        |                         |                                                                                       |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                                                                                       |
| England & Wales                                                 | EU Directive 2002/91/EC |  |

**Internal Area: 1014.00 sq ft**

**Tenure: Freehold**

**Local Authority: Crawley**

**Council Tax Band: D**

**Do you have a property to sell?**

**If so we can provide you with a free market appraisal.**

**Do you need a solicitor?**

**We can provide you with no obligation quotes from our panel of preferred solicitors.**

**Do you need a mortgage?**

**We can refer you to our preferred panel of Independent Financial Advisors who have access to the whole of the marketplace.**



# Ye Olde Cottage Ifield Road, Crawley, West Sussex, RH11 7AP

## FLOOR PLAN



Ifield Road, RH11

**Approx. Gross Internal Floor Area 1014 sq. ft / 94.18 sq. m**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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