



Percivale Close, Ifield, Crawley, RH11 0FZ

Discover a rare combination of privacy, light, and modern comfort in this beautifully designed two-bedroom ground floor apartment on Percivale Close, Ifield. Built in 2018, this exceptional home offers all the convenience of contemporary living with thoughtful touches that make it feel truly individual.

Enjoy the independence of your own private ground floor entrance – no shared corridors – as you step into a bright, welcoming space. The south-facing aspect fills the apartment with natural light throughout the day, while double doors open to a private patio.

Inside, the proportions are generous and well-balanced. Both double bedrooms offer ample space, with the master benefiting from an en-suite shower room. The unique addition of a store room off the hallway provides a level of storage rarely found in modern apartments.

The spacious open-plan living and dining area forms the heart of the home: a warm and inviting space, perfect for relaxation or entertaining guests. The modern fitted kitchen features sleek finishes and integrated appliances.

Located in a peaceful residential close, within easy reach of Ifield station, local schools, and Crawley's amenities. This superb property also offers allocated parking and the benefit of no onward chain, allowing for a smooth, stress-free move.

This ground floor apartment combines comfort, convenience, and a desirable location. Don't miss the opportunity to make this lovely property your own.

£290,000 Leasehold

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- No Onward Chain
- Direct access to outside patio area
- Two bathrooms (including en-suite)
- Annual Service Charge £1,536.52
- Two double bedrooms
- Allocated parking space
- Years Remaining On Lease 990 Years
- Private ground floor apartment with own front door access
- Well-presented throughout
- Annual Ground Rent £250

Entry

Allocated Parking Space

Kitchen / Dining / Living Area

18'3" x 17'8" (5.57 x 5.40)

Outside Patio Area

Hallway

Bedroom 1

12'3" x 10'6" (3.74 x 3.22)

Shower Room

7'2" x 4'1" (2.20 x 1.25)

Bedroom 2

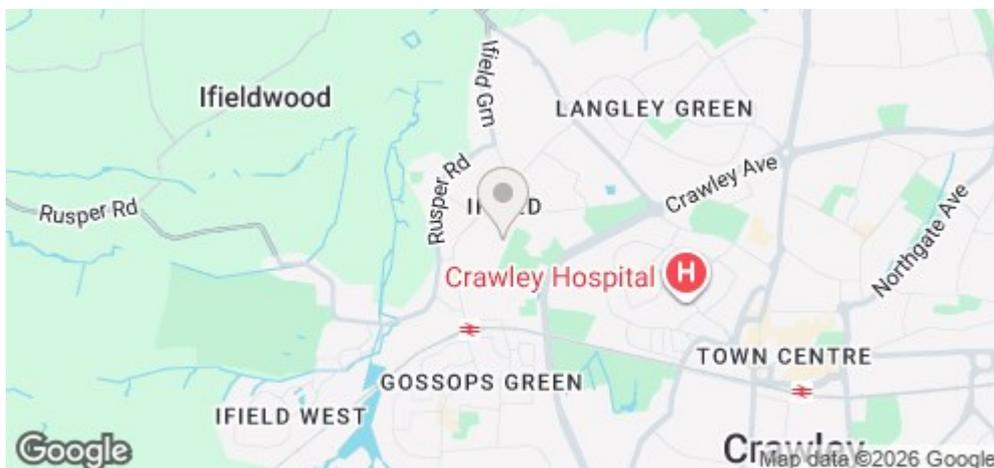
14'3" x 10'5" (4.35 x 3.20)

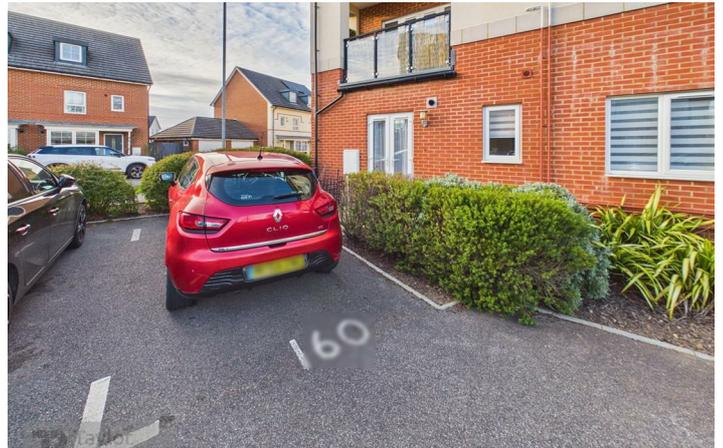
Bathroom

6'9" x 6'4" (2.08 x 1.94)

Store Room

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	84	84
(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	