



GREENAWAY
RESIDENTIAL



4 Bedrooms

Welcome to Ifield Park Lodge, a handsome four-bedroom, half-tile hung detached residence set on the highly sought-after Rusper Road, Ifield, Crawley.

**Ifield Park Lodge, Rusper
Road, Ifield, Crawley,
West Sussex, RH11 0HT**

Guide Price:

£600,000

EPC Rating: TBC



This substantial period home requires full refurbishment, offering the rare and exciting chance for its new owner to completely reimagine and create a truly exclusive family residence in a prime, well-connected location.

The property occupies a generous plot extending to the front, side, and rear. This impressive outside space presents significant potential for either a substantial extension to the existing dwelling or the possibility of erecting a separate dwelling, both of course subject to necessary planning consents. This is an opportunity that savvy buyers and developers will not want to miss.

The current layout boasts well-proportioned rooms perfect for a fantastic family home.

The ground floor features a grand entrance hall, an impressive open-plan layout of two linked living rooms, a separate dining room with access to a cellar, a large kitchen/breakfast room, rear hall, cloakroom and an integral double garage.



For additional information and full photo gallery please visit www.greenawayresidential.com



Upstairs, a spacious landing leads to four generously sized bedrooms and a family bathroom.



The location is a key selling point. Ifield is a historic Crawley neighbourhood that successfully blends heritage with modern convenience. Enjoy local attractions like the historic Ifield Water Mill, St Margaret's Church, and The Barn Theatre, alongside a vibrant community featuring local pubs, shops, and recreational facilities including a golf club and cricket club. Commuters and families will benefit from excellent schools nearby, superb transport links via convenient access to the A23 and M23, regular Metrobus services, and Ifield Railway Station with services to London.

Do not delay in exploring the incredible potential on offer here. For further information or to arrange your viewing, please contact Greenaway Residential Estate Agents of Crawley.

Living Room 10' x 10'2" (3.05m x 3.1m)

Living Room 9'11" x 13'3" (3.02m x 4.04m)

Dining Room 10'1" x 10'1" (3.07m x 3.07m)

Kitchen/Breakfast Room 10'4" x 16'10" (3.15m x 5.13m)

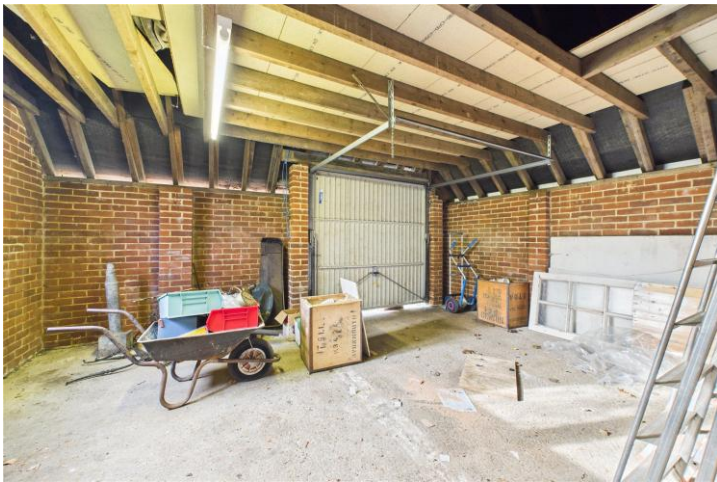
Garage 16'5" x 18'2" (5m x 5.54m)

Bedroom One 13'9" x 15'1" (4.2m x 4.6m)

Bedroom Two 10'3" x 12'3" (3.12m x 3.73m)

Bedroom Three 9'11" x 10'7" (3.02m x 3.23m)

Bedroom Four 7'2" x 7'9" (2.18m x 2.36m)



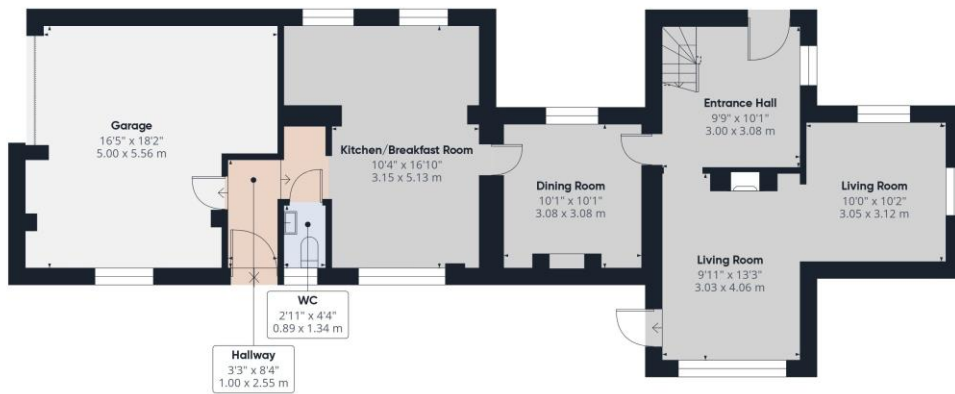
Looking to sell? Why not call us to arrange a free, no obligation market appraisal of your property. We are a well established local independent Estate Agent with branches in both Crawley and East Grinstead. Our selling service is strictly on a no sale, no fee basis and we pride ourselves on our industry leading marketing and high levels of customer service.

Council Tax Band - E

Tenure - Freehold

Viewing - By appointment through Greenaway Residential



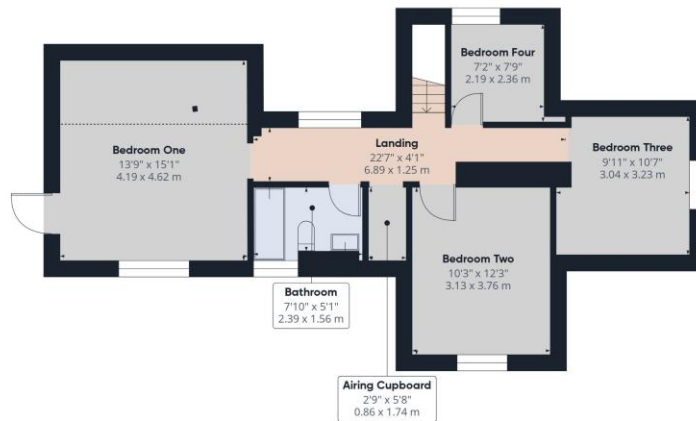


Approximate total area⁽¹⁾

1589 ft²
147.6 m²

Reduced headroom

68 ft²
6.4 m²

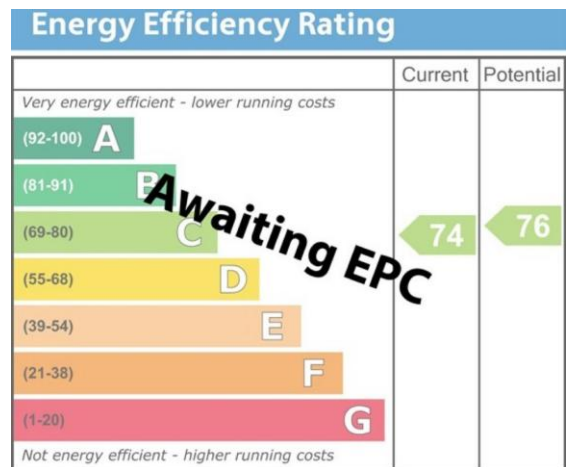
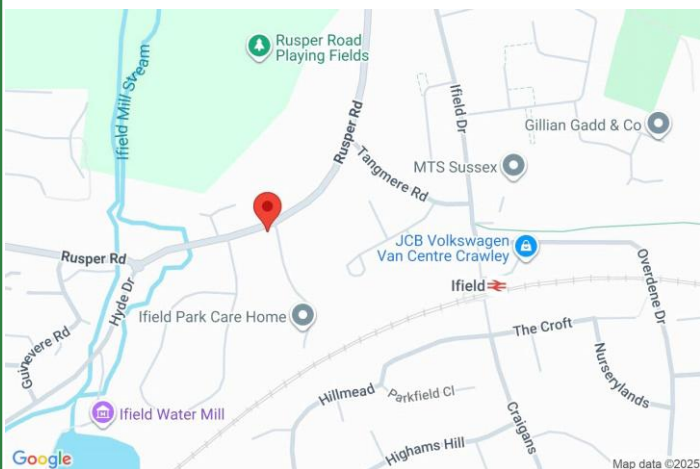


(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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For additional information and full photo gallery please visit

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract