



Fairfield Close, Ardingly, West Sussex, RH17 6



Mark Revill & Co

Fairfield Close, Ardingly, RH17 6
Guide Price £550,000 - Freehold

A well presented detached bungalow having been extended and reconfigured by the current owners to include a 15ft bay fronted sitting room and delightful 22ft kitchen/dining and family room to the rear of the property. The property also features an en-suite wet room to the master bedroom, a utility room, double glazing throughout and oil fired central heating. There is the further advantage of 3.25kw solar panels for electricity linked to a feed in tariff. Outside, the property is approached by a driveway providing parking for several vehicles, a detached garage and pleasant landscaped gardens to the front and rear. The property previously had planning permission granted (now lapsed 14/01213/FUL) to extend into the roof space to provide a further two bedrooms and bathroom, if required.

Situated in a delightful setting in this small exclusive private close with the local village shops and amenities within walking distance. Haywards Heath with further shopping facilities and the main line station with excellent commuter services to London, Gatwick and coast is about 4 miles away. Local leisure facilities include golf (Haywards Heath) and sailing and fishing (Ardingly Reservoir).



Front door to:

Hall Coat hanging and shoe storage space. Solid Teak parquet flooring. Radiator. Built in storage cupboard. Door to:

Sitting Room 15'10" x 13'6" into bay window (4.83m x 4.11m) A delightful, bright bay fronted room with feature solid fuel burning fire inset into chimney breast. Radiator. TV aerial point. Double glazed replacement window with attractive outlook over the front garden.

Superb Kitchen/Dining/Family room 22'5" x 17'7" (6.83m x 5.36m) Fitted in modern fronted units with granite work surfaces incorporating island with inset twin bowl sink unit with mixer tap with cupboards and built in 'Neff' dishwasher below. Further long fitted work surfaces with inset "Bosch" 4 ring induction hob with deep drawers below and extractor above with fitted wall cupboards adjacent. Built in double oven with cupboards above and below. Tall Storage Cupboard. Space for American style fridge freezer. Two Radiators. Tiled flooring. Space for dining table and chairs. Telephone point. Double glazed windows and casement door to garden. Door to:

Utility Room Plumbing for washing machine and space for tumble dryer. Double glazed door to front.

Bedroom 1 13'10" max x 11'6" (4.22m x 3.51m) Triple fitted wardrobe cupboards. Radiator. Double glazed replacement window. Sliding door to:

En Suite Wet Room Fully tiled shower area with wall mounted shower, low level wc and wash hand basin with mixer tap. Extractor Fan. Ladder towel warmer/radiator. Shaver point. Double glazed replacement window.

Bedroom 2 14'2" x 10'6" plus door recess (4.32m x 3.20m). Radiator. Double glazed replacement window.

Bedroom 3 11'9" x 8'9" (3.58m x 2.67m) Radiator. Double glazed replacement window.

Family Bathroom White suite comprising enclosed panelled bath with mixer tap and hand shower attachment in tiled surround, pedestal wash hand basin and low level wc. Tiled walls and flooring. Heated towel warmer/radiator. Double glazed replacement window.

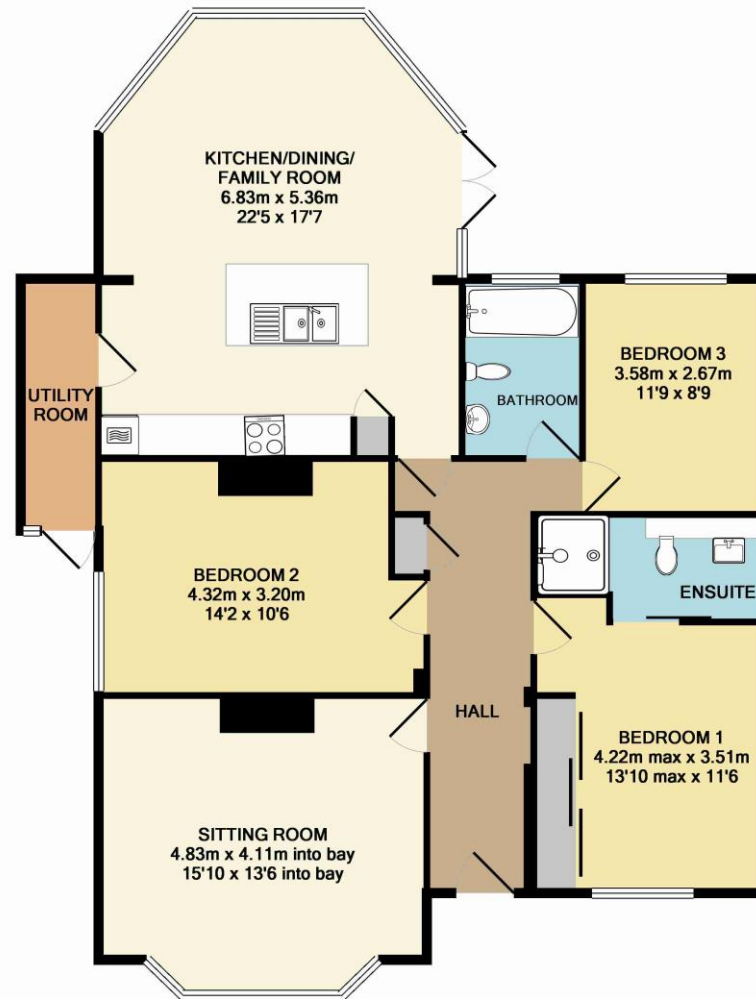
Outside

Detached Garage 24'3" x 11'6" (7.39m x 3.51m) The garage is approached by a driveway providing off road parking for several vehicles.

Front Garden Attractively landscaped as area of lawn with mature shrub borders. Block paved pathway to front door and side of property. Side access and gate to:

Rear Garden Large paved terrace adjoining the rear of the property. Two areas of lawn to the side and rear with attractive flower, shrub and hedge borders with timber sleeper retainers. Oil storage tank. Outside water tap and power. Wood storage area.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B	82	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL APPROX. FLOOR AREA 118.0 SQ.M. (1270 SQ.FT.)

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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