



High Street
Ardingly, West Sussex, RH17 6



Mark Revill & Co

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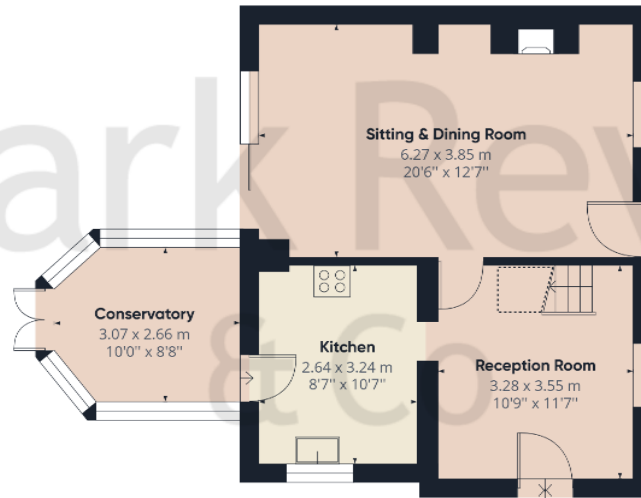
Guide Price £475,000 - Freehold

A character double fronted 2/3 bedroom semi-detached cottage having been extended and reconfigured in previous years, with accommodation now comprising a 20ft sitting and dining room with log burner, fitted kitchen with oak work surfaces, conservatory and further reception room. The property further benefits from gas fired central heating, replacement double glazing throughout and a refitted shower room on the first floor. Outside, there is a small garden to the front of the property and a delightful rear garden extending to approximately 60ft in a westerly direction bordered by mature shrubs and hedging, with a brick paved terrace adjoining the rear of the property.

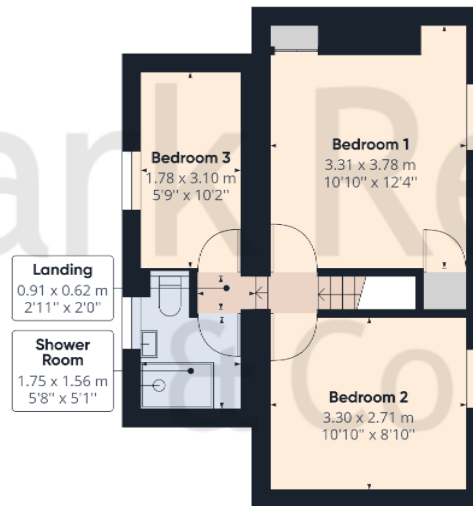
Situated in the heart of this popular High Street providing a newsagent, bakers/general store, cafe and public house all within easy reach. St Peter's C of E primary school is also within a short walk. Ardingly reservoir, the South of England Showground and Wakehurst, the country estate of the Royal Botanical Gardens, Kew are all within the local vicinity, together with an abundance of footpaths and open countryside. The larger village of Lindfield and Haywards Heath town are within a short drive and provide a further comprehensive range of shopping and leisure facilities together with mainline train station providing fast links to London and the south coast.







Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

911.34 ft²
84.67 m²

Reduced headroom

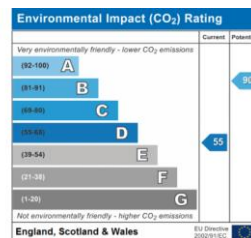
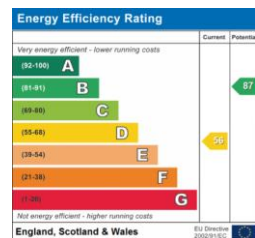
10.03 ft²
0.93 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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