



High Street
Ardingly, West Sussex, RH17 6



Mark Reville & Co

High Street

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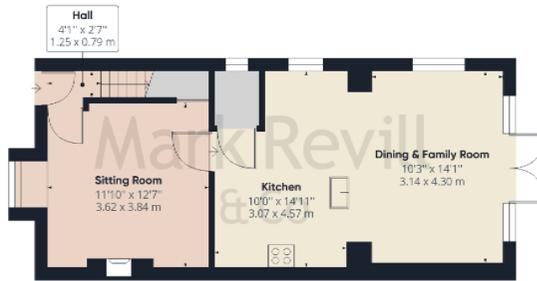
Guide Price £475,000 - Freehold

A charming 3 bedroom semi detached cottage located in the heart of this popular High Street. The property has been sympathetically modernised, extended and improved by the current owners to include a superb open-plan kitchen/dining and family room, sitting room with cast iron log burner, modern family bathroom on the first floor with independent shower cubicle and master bedroom on the second floor. The property benefits from gas fired central heating and replacement double glazing throughout. Outside there is a front garden and delightful rear garden, being a particular feature of the property, with paved terrace, area of lawn, mature shrub borders and timber workshop with power, light and fitted work bench.

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



Floor 2 Building 1



Approximate total area⁽¹⁾

1067.60 ft²
99.18 m²

Reduced headroom

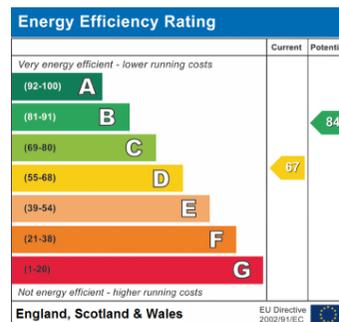
44.23 ft²
4.11 m²

(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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