



**Ardings Close**  
**Ardingly, West Sussex, RH17 6**

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**Guide Price £375,000 - Freehold**

A 3 bedroom terraced house having been modernised and improved by the current owner, with accommodation comprising a 23ft sitting and dining room, modern fitted kitchen/breakfast room, entrance lobby and bathroom on the first floor. This well presented property further benefits from gas fired central heating and replacement double glazing throughout. Outside, there is an allocated parking space, front garden and delightful rear garden being fully enclosed with a favoured southerly aspect.

Situated in a quiet cul-de-sac just a short walk to the village amenities including inns, shop and bakery. The local primary school and Ardingly College are close at hand as is the historic parish church. There are several footpaths in the vicinity offering a natural venue for countryside walks and Ardingly Reservoir offering water sports is within easy reach. Haywards Heath lies about 4.5 miles to the south which has a wide range of shops, array of restaurants, a modern leisure complex and a mainline railway station providing a fast and frequent service to London (Victoria/London Bridge 43 minutes).





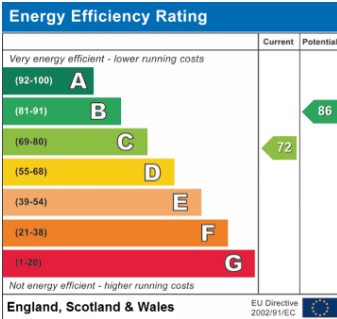


Approximate total area<sup>(1)</sup>  
828.49 ft<sup>2</sup>  
76.97 m<sup>2</sup>

(1) Excluding balconies and terraces

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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