



'Farm View' Street Lane, Ardingly, RH17 6UJ

Mansell McTaggart Lindfield Office

Guide Price £635,000 – £650,000 Freehold



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An extended and renovated 4 bedroom, 3 reception room semi-detached family home situated in a pleasant village location. L-shaped **Reception Hall** with seating. **Cloakroom / Utility**, white suite, WC, wash basin, cupboard, heated towel rail, side window, medicine cabinet, space and plumbing for washing machine / tumble dryer. **Dining Room** storage housing 'Vaillant' gas fired boiler, space for table and chairs, radiator and rear window. Open Plan **Kitchen / Breakfast Room** fitted units, worksurfaces, sink unit, dishwasher, double oven range cooker with 5-ring gas hob, breakfast bar, space for tall fridge freezer and storage and the **Family Area** is a multi purpose space, radiator, 2 Velux windows and bi-folding doors. **Sitting Room** stairs to first floor, study space, 2 radiators, phone point and front window.

First Floor landing, radiator, airing cupboard with hot water cylinder / shelving, storage/linen cupboard and hatch to part boarded loft space (insulation, lighting, ladder). **Bedroom 1** deep over stairs storage, further wardrobes, radiator and front window. **Bedroom 2** radiator and rear window. **Bedroom 3** radiator and rear window. **Bedroom 4** radiator and rear window. **Family Bath / Shower Room** re-fitted white suite, shaped bath, mixer tap, WC, wash basin, cupboard, tiled shower enclosure, heated towel rail and front window. **Benefits** include gas central heating and uPVC double glazing. This family home was extended to the side (2008) and the rear was completed in 2022. Walking distance of the village High Street, schooling and South of England Showground.

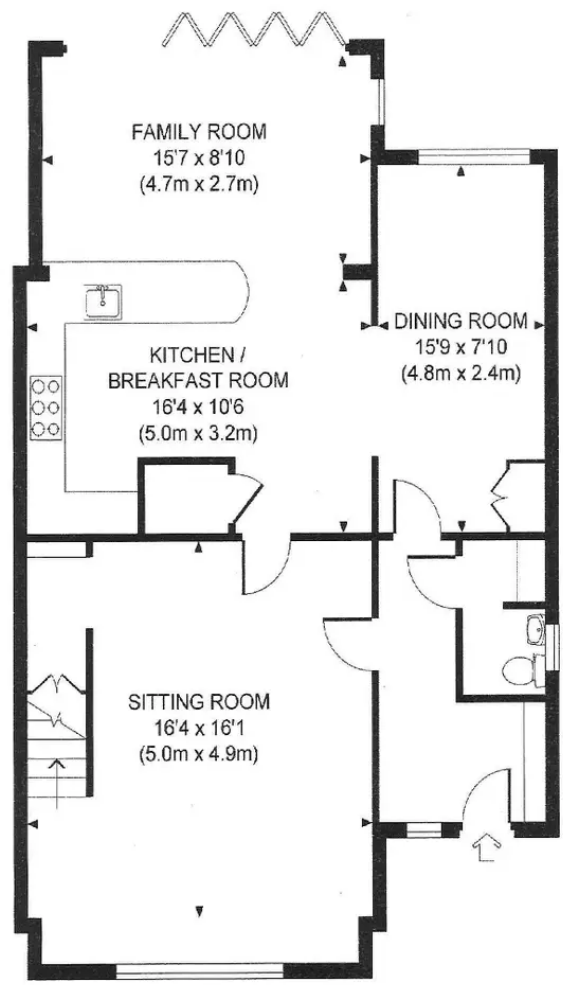


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Outside: 45' x 32' frontage arranged as **Private Driveway** for several vehicles, bin store space, timber railway sleepers providing raised flower beds, external gas meter cupboard, side storage space, gate to the 62' x 35' **South Facing Rear Garden** generous paved patio ideal for BBQ and dining, water tap, 18'7 x 11'4 timber **Workshop / Studio** flexible space, front and rear windows plus power. An area of lawn with further paved seating area enjoying stunning rear views, hedged and fenced boundaries.

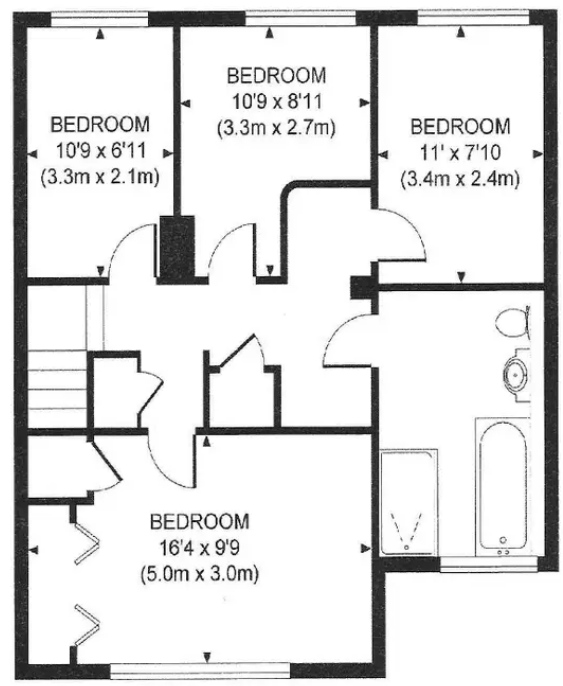
- 4 bedroom, 3 reception room semi-detached village family home
- Spacious 45' x 32' frontage with Private Driveway
- Spacious Hallway + ground floor Cloakroom/WC / Utility
- Open plan Kitchen / Breakfast area / Family Area + bi-fold doors
- Sitting Room + Study Area + Dining Room
- 4 first floor bedrooms + re-fitted Family Bath / Shower Room
- South facing 62' x 35' Rear Garden + stunning views
- Gas central heating + double glazing + walking distance to local facilities
- 18'7 x 11'4 timber Workshop / Studio
- **EPC Rating: C and Council Tax Band: E**





GROUND FLOOR

Approximate Gross Internal Area
1471 sq ft / 136.7 sq m
Approximate Gross Internal Area Outbuildings
208 sq ft / 19.4 sq m



FIRST FLOOR



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