



25 Ardings Close, Ardingly, West Sussex, RH17 6AN

Mansell McTaggart Lindfield



Price £400,000 Freehold

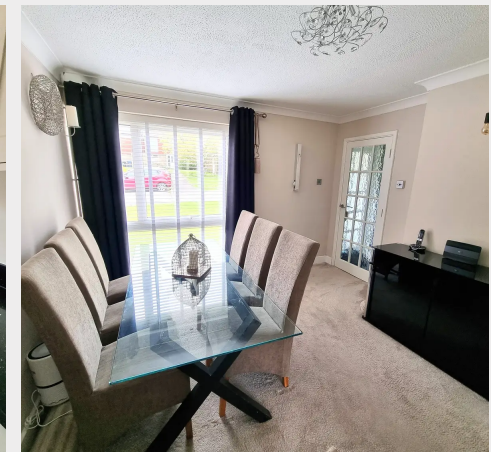


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EPC Rating: C and Council Tax Band: D

PLEASE WATCH VIEWING VIDEO

- An updated and well presented 3 bedroom terrace house in popular Sussex village
- Walking distance to the High Street, open countryside, South of England Showground, schooling and reservoir
- Entrance lobby + storage cupboards + door to Inner Hall
- Re-fitted Kitchen / Breakfast Room (2018) with Quartz worksurfaces, integrated appliances, storage cupboards + door to garden
- Double aspect Sitting / Dining Room + space for fireplace and double doors to garden
- 3 first floor bedrooms (2 doubles and 1 single)
- White Bathroom + separate Cloakroom/WC
- Gas fired central heating to radiators (Combination boiler + Hive system)
- uPVC double glazed windows
- Landscaped 37' x 19' South East facing Rear Garden + patio, lawn, shed and gated rear access
- Allocated Off Road Parking space nearby + residents parking area
- Tucked away no through road location



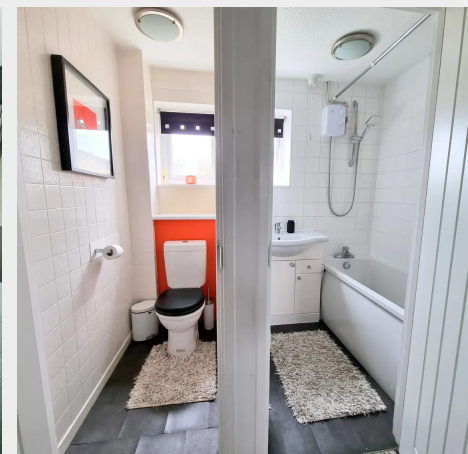
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Location ... The property is situated just a short stroll of the village High Street with its variety of local shops and stores, including a post office, Fellows Bakery and public houses. The renowned and picturesque 180 acre Ardingly Reservoir is also within walking distance and offers many water sports activities in addition to pleasant walks around its peninsula. Ardingly is located in the High Weald area of outstanding natural beauty. By road, easy access can be gained to the nearby towns of East Grinstead and Crawley via the B2028 or Junction 10a onto the A/M23.

Schools ... St Peter's CE Primary School, Ardingly (0.6 miles). Oathall Community College Secondary school (3.9 miles).

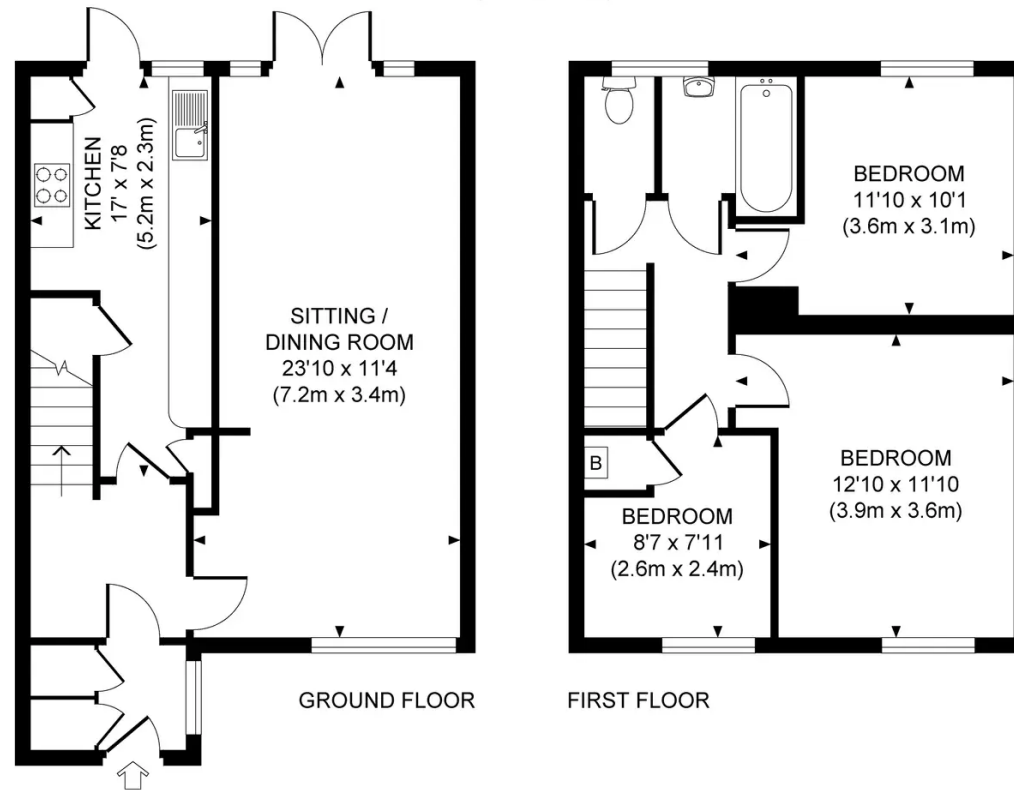
The local area is well served by several independent schools including; Great Walstead (3.7 miles) and Ardingly College (0.9 miles).

Station ... Haywards Heath mainline railway station (3.6 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).





Approximate Gross Internal Area
891 sq ft / 82.7 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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