



Flat 6 Lodgers, Street Lane, Ardingly, RH17 6UD Guide £295,000 Leasehold + Share of Freehold

Mansell McTaggart Lindfield



Flat 6 Lodgers, Street Lane, Ardingly, RH17 6UD

PLEASE WATCH VIEWING VIDEO

**Tenure - Leasehold + Share of Freehold with a 999
years from 20th August 1990.**

**A tucked away 2 double bedroom ground floor
maisonette with Front and Rear Gardens plus Garage
and Parking. Available with NO ONWARD CHAIN.**

The accommodation comprises:

- Entrance lobby plus Hallway
- Kitchen with fitted units at eye and base level, space for fridge and oven, inset sink unit
- Adjoining double aspect Dining Room with radiator and garden views
- Separate rear Utility Room with space and plumbing for washing machine. 'Worcester' gas fired combination boiler, windows on 3 side and door to garden
- Living Room with radiator, front window and feature open fire with surround
- 2 Double Bedrooms (one with extensive cupboards/storage)
- Re-fitted white Shower Room (2023) with double sized walk-in shower and oversized head, low level WC, wash basin and radiator
- Gas fired central heating to radiators and uPVC double glazed windows
- Front & Rear Gardens laid to patio and lawn
- Single Garage with Off Road Parking for one vehicle in front
- Central village location only a short walk of the High Street, shop, bakery, pubs and South of England Showground



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EPC Rating: D and Council Tax Band: C

LOCATION

The property is a short walk of the High Street which provides a variety of local shops and stores, including a post office plus Fellows Bakery and public house in Street Lane. The picturesque 180 acre Ardingly Reservoir is only 1.3 miles distant and offers many water sports activities in addition to pleasant walks. 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. Ardingly is located in the High Weald area of outstanding natural beauty. By road, easy access can be gained via the B2028 to East Grinstead and Crawley or Junction 10a onto the A/M23.

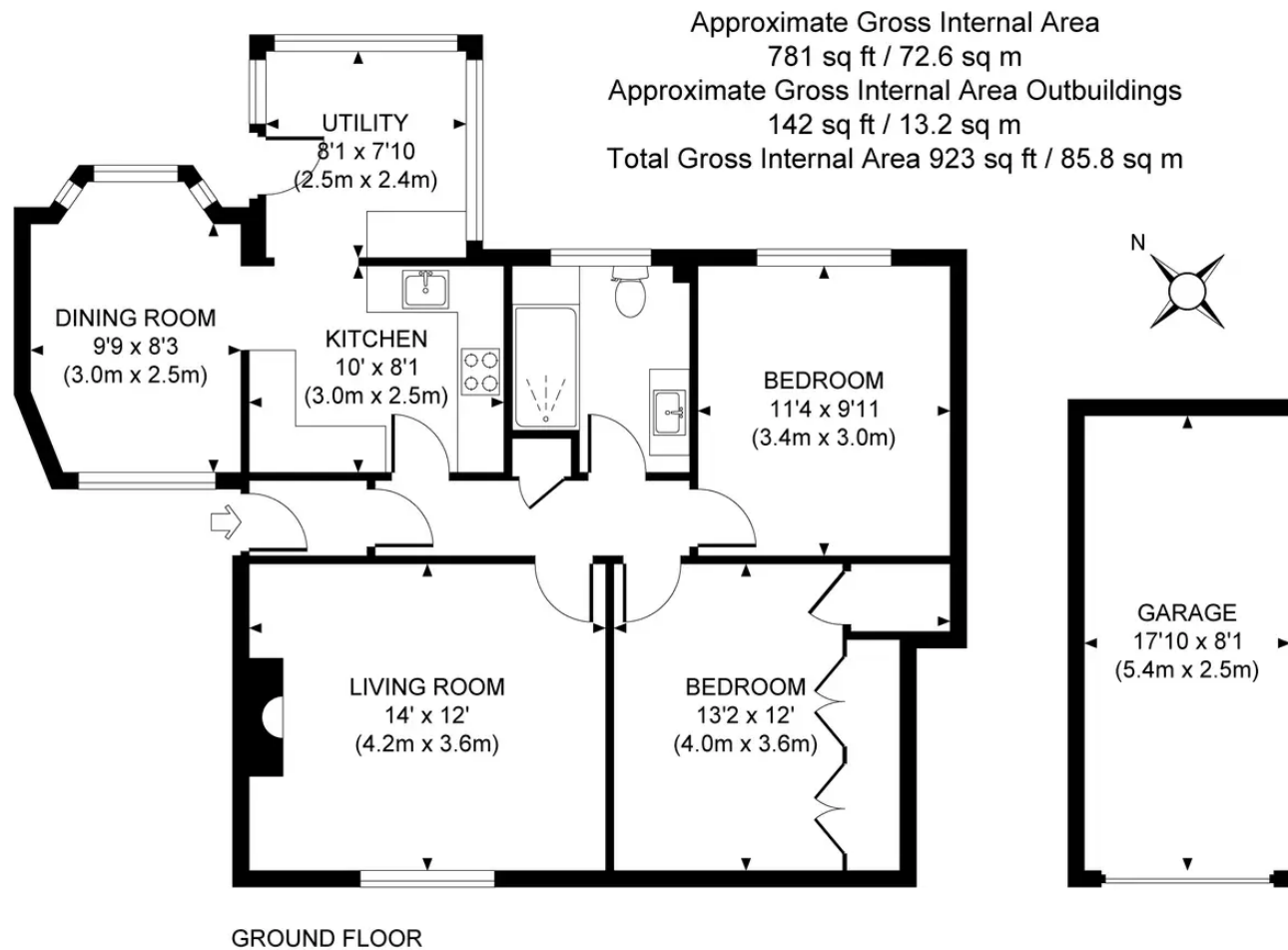
SCHOOLS

Junction 10a onto the A/M23. St Peters C of E Primary (0.3 miles). Oathall Community College Secondary School in Lindfield (3.7 miles). The local area is served by several independent schools including: Great Walstead (3.9 miles) and Ardingly College (1 mile).

STATION

Haywards Heath mainline railway station (3.7 miles). Fast and regular services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).





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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