



## 1 The Coach House, Hett Close, Ardingly, RH17 6TF

Mansell McTaggart Lindfield

Guide Price £475,000 Freehold



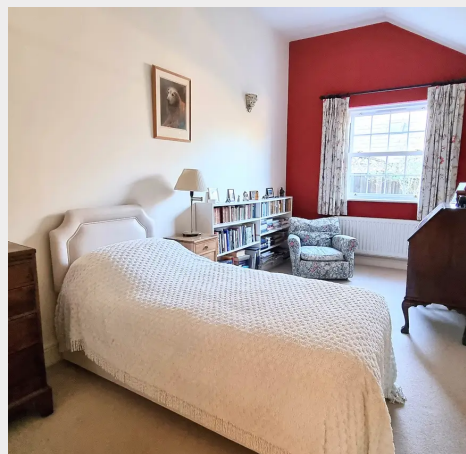


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**\*\*PLEASE WATCH VIEWING VIDEO\*\***

**A refurbished 3 bedroom semi-detached Coach House + private courtyard Garden + stunning landscaped communal gardens with distant country views. NO CHAIN**

- Set in the heart of popular Ardingly village walking distance of the local shop, bakery, pubs, countryside, reservoir and South of England Showground
- Entrance Hall with stairs to first floor and a useful understairs storage cupboard
- Ground floor Cloakroom/WC with white suite
- Open plan Kitchen / Dining Room with extensive fitted units, front window, gas fired Aga plus space for table and chairs
- Double aspect Sitting Room + wood burning stove + door to side private terrace
- Ground floor Double Bedroom / optional Reception Room / Home Office with deep storage cupboard
- Two first floor Double Bedrooms (both with fitted wardrobes)
- Family Bath / Shower Room fitted with a white suite
- Double glazing, gas central heating and high ceilings.
- Allocated Parking Space + shared visitor's space
- Private 37' long side Courtyard Garden





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**EPC Rating: E and Council Tax Band: E**

**Service Charge:** approx £1,200 per annum

**LOCATION** - This attractive property is located to the rear within Hett Close at the north eastern end of Ardingly High Street. The village has a traditional range of shops including a bakery and post office, several pubs, numerous sports clubs and leisure groups, highly regarded primary school and 180 acre Ardingly reservoir with numerous water sports. Also nearby are the Royal Botanic Gardens at Wakehurst Place, offering spectacular walks among beautifully kept gardens widely known as 'Kew in the country'. The South of England Showground holds several events throughout the year. The countryside surrounding the village is some of the most varied and beautiful in the Mid-Sussex area and is interspersed with footpaths and bridleways linking with the neighbouring districts and reservoir.

**STATION** - Haywards Heath mainline railway station is 4 miles to the south and provides fast commuter links to London (Victoria/London Bridge 45 mins, Gatwick Airport 15 mins and Brighton 20 mins).

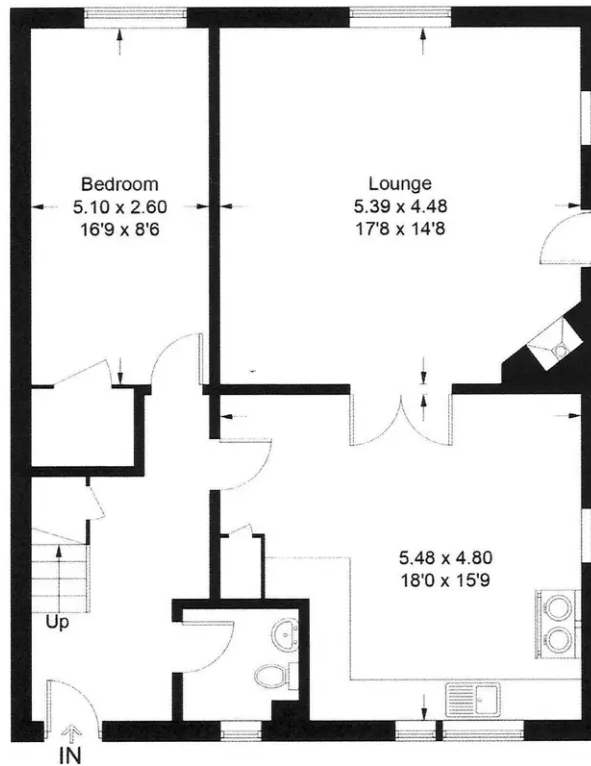
**BY ROAD** - access to the major surrounding areas can be swiftly gained via the B2028 and the A/M23 which lies approximately 6 miles to the north linking with Gatwick Airport and the M25.

**Distances** (approx miles) Lindfield High Street (3.4), Balcombe Station (3.5) and Gatwick Airport (12).

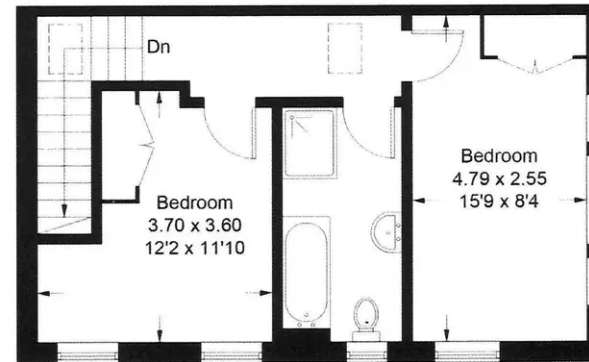


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Approximate Gross Internal Area = 121 sq m / 1302 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1020693)

## Mansell McTaggart Estate Agents

53A High Street, Lindfield, West Sussex, RH16 2HN

Tel: 01444 484084

Email: [lind@mansellmctaggart.co.uk](mailto:lind@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/lindfield](http://www.mansellmctaggart.co.uk/branch/lindfield)

