



55 High Street, Ardingly, West Sussex, RH17 6TB

Mansell McTaggart Lindfield

Price £445,000 Freehold



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PLEASE WATCH VIEWING VIDEO

A well presented 4 bedroom end of terrace Victorian family home with 1,022 sq ft of recently redecorated accommodation spanning three floors situated in the HEART OF THE VILLAGE.

Entrance Hall storage recess and stairs to first floor. **Sitting Room** feature cast iron fireplace with mantle and hearth, 2 windows to front and carpet. **Dining Room** pine flooring, feature open fireplace and under stairs storage cupboard housing 'Worcester' gas boiler. Double aspect **Kitchen** which has been re-fitted with an extensive range of units, long work surfaces, space and plumbing for washing machine and dishwasher, inset 4-ring gas hob, electric oven and extractor, space for tall fridge/freezer, rear window plus door to garden.

First Floor landing with stairs to the second floor. **Bedroom 1** fireplace and front window. **Bedroom 4 / Study** double doors out to the West facing **Roof Terrace** which is laid to artificial grass plus timber balustrade. A separate **Family Bathroom** fitted white suite, enclosed bath with shower and screen, wash basin plus extractor. Separate double aspect **Cloakroom/WC** fitted white suite.

Second Floor landing with built in storage cupboard. **Bedroom 2** loft hatch and rear window. **Bedroom 3** built in storage cupboard and brand new front window (2024). **Benefits** include gas central heating, double glazed windows, a new roof and this charming property is available with **NO CHAIN**



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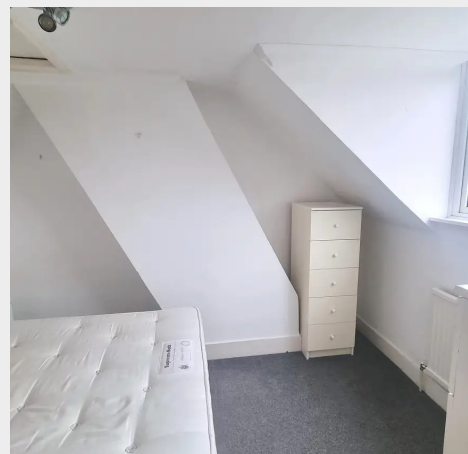
EPC Rating: D and Council Tax Band: D

OUTSIDE small front garden laid to paving with dwarf wall, gated side access to the 36' x 21' **West Facing Rear Garden** with a covered rear porch area laid to paved terrace, steps up to a further terrace, fully enclosed by brick walls offering privacy, flower and shrub beds, timber shed/workshop with power and lighting, an outside water tap and courtesy lighting.

LOCATION - The property is situated right in the heart of the village 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 C E Primary, Ardingly (0.5 miles). Oathall Community (Secondary) College, Lindfield (3.7 miles). The local area is well served by several independent schools including: Great Walstead (3.9 miles) and Ardingly College (0.8 miles)

STATION - Haywards Heath mainline railway station (3.6 miles) provides fast and regular commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins)





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