



**MANSELL
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2 Kiln Cottages, Street Lane, Ardingly, RH17 6UB

Guide Price **£550,000 Freehold**



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PLEASE WATCH VIEWING VIDEO

A spacious 3 Double Bedroom, 2 Bath/Shower Room semi-detached house built in 2004 by Celltarga to a high specification in a traditional Sussex style. Tucked away position in the heart of this popular Mid-Sussex village

- **Reception Hall** stairs to first floor, cupboard housing 'Worcester' gas boiler
- **Cloakroom/WC** fitted white suite
- **Kitchen / Breakfast Room** comprehensive units / appliances + space for table / chairs
- **Sitting / Dining Room** open plan full width
- Adjoining Victorian style **Conservatory**
- **First Floor** spacious landing + airing cupboard + loft hatch
- **3 Bedrooms** (all with built in wardrobes)
- Principle Bedroom + **En-Suite Shower Room** fitted white suite
- **Family Bathroom** fitted white suite
- Gas fired central heating to radiators
- Double glazed windows + mains drainage
- Paved **Parking for 2 cars**
- Landscaped 30' x 26' secluded **West Facing Rear Garden** side access, useful storage, timber fencing, raised flower beds
- Close proximity to the High Street, pubs, Church + Primary School + open countryside.

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EPC Rating: C and Council Tax Band: E

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 pubs. The picturesque 180 acre Ardingly Reservoir is 1.3 miles 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 open countryside. Ardingly is located in the High Weald area of outstanding natural beauty.

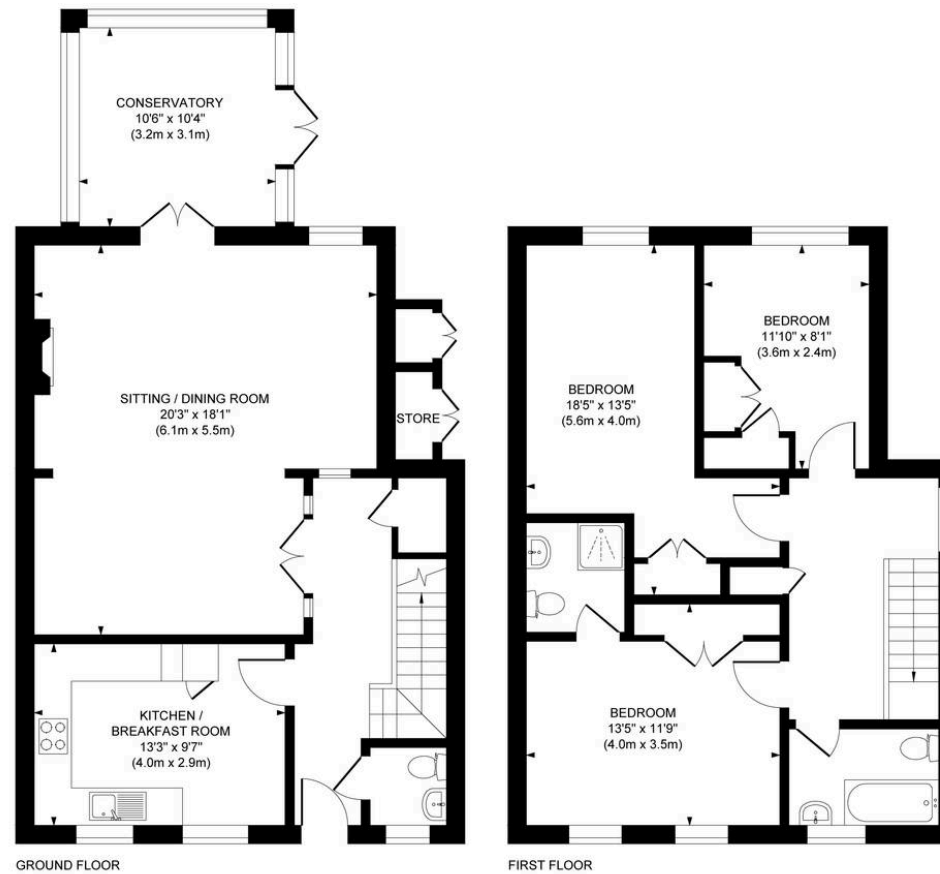
BY ROAD - Access can be gained via the B2028 to East Grinstead and Crawley or Junction 10a onto the A/M23.

SCHOOLS - 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).



Approximate Gross Internal Area
1364 sq. ft / 126.69 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 decisions reliant upon them.

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