



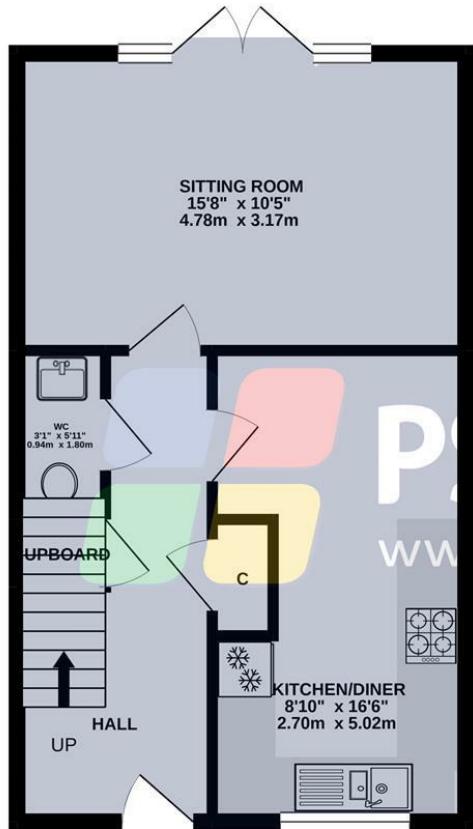
BRITISH
PROPERTY
AWARDS
2019



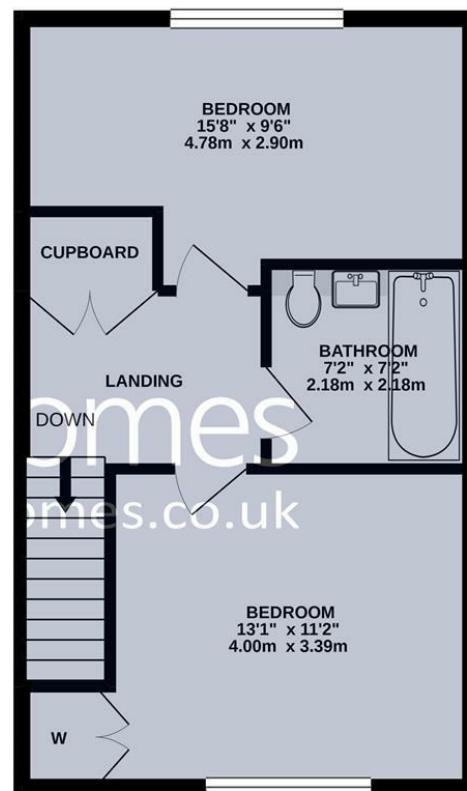
GOLD WINNER

ESTATE AGENT IN
HAYWARDS HEATH

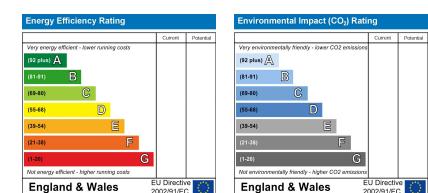
GROUND FLOOR
421 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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5 Plover Place, Ardingly, West Sussex, RH17 6EX

80% Shared ownership £284,000 Leasehold



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VIEWING BY APPOINTMENT WITH PSP HOMES
3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.



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5 Plover Place, Ardingly, West Sussex, RH17 6EX

What we like...

- * Modern home with contemporary specification throughout.
- * Tucked away position at the end of a quiet close.
- * Presented in excellent order and ready for immediate occupation.
- * Stylish kitchen with integrated appliances.
- * Parking for two cars - a rarity for modern homes of this size.

The House...

A rare opportunity to acquire an 80% share of this attractive semi-detached home built in 2016 and situated on the popular 'Standgrove Field' development in the pretty village of Ardingly – a thriving village with swift links to Haywards Heath. The house enjoys a tucked away location at the end of a close and has a modern, contemporary finish throughout.

The ground floor includes a spacious sitting room which extends across the entire rear of the house and has 'French' doors opening on to the garden, perfect for inside-outside living during the summer months. The kitchen is a sociable space and has plenty of space for a dining table. There is a selection of integrated appliances including a fridge/freezer, oven, hob, dishwasher and washing machine.

The ground floor also has an understairs cloakroom.

On the first floor there are two spacious double bedrooms (one front, one rear) and a contemporary family bathroom. The main bedroom enjoys fitted wardrobes and there is a large storage cupboard on the landing.

Further benefits include gas fired central heating, double glazing, neutral décor and a high degree of energy efficiency. The house is presented in excellent order and ready for immediate occupation.

Step Outside...

To the side of the house are two parking spaces.



The rear garden is fully enclosed, with gated side access. There is a small patio area immediately adjacent to the house and expanse of lawn. There is a decked terrace enjoys the afternoon/evening sunshine.

The Location...

Ardingly is one of the premier villages that surround Haywards Heath. The reputable St Peters C of E primary school is currently rated by Ofsted as 'good', there are two good pubs (Ardingly Inn and Gardeners Arms), a post office/village store and the well-known Fellows Bakery. The village is surrounded by some of the best countryside in West Sussex, ideal for dog walking. The village is also home to Ardingly College, The Royal Botanical Gardens at Wakehurst Place and the South of England Showground - a vibrant 150-acre estate that hosts a range of concerts and events throughout the year, including the famous 'South of England Show'. The reservoir offers good walking, sailing, canoeing, windsurfing and fishing. Although Ardingly has an array of local shops whilst more comprehensive facilities including a mainline station with services to Victoria and London Bridge (in approx 47 mins) can be found approximately 4 miles distant in Haywards Heath.

Information

Tenure: Leasehold

Local Authority: Mid Sussex District Council

Council Tax Band: C

Housing Association (20% owners): Raven Housing Trust T: 0300 303 3835 E: Sales@ravenhomes.co.uk

Rent Payable on 20%: £166

Service Charge: £57 PCM

