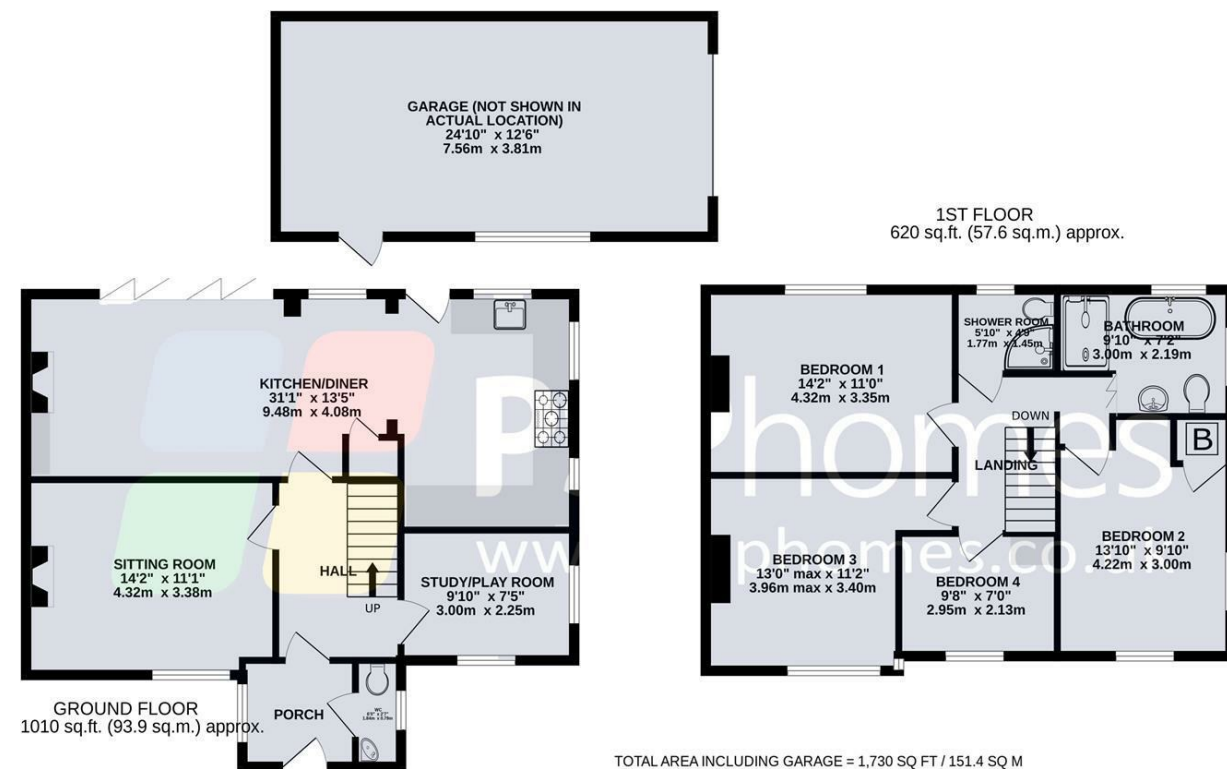
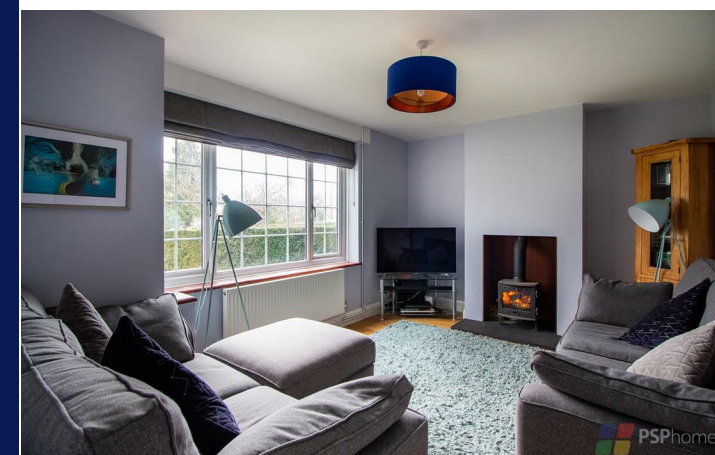
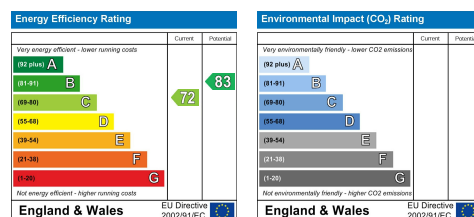




TOTAL AREA INCLUDING GARAGE = 1,730 SQ FT / 151.4 SQ M
TOTAL FLOOR AREA : 1420sq.ft. (131.9 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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8 The Close, Ardingly, West Sussex, RH17 6TX

Guide Price £650,000 Freehold

8 The Close, Ardingly, West Sussex, RH17 6TX

GUIDE PRICE: £650,000 - £675,000

What we like...

- * Character home in a peaceful position that would suit anyone looking for a village lifestyle.
- * Superb 31ft open plan kitchen/dining/family room with bi-fold doors onto garden.
- * Inviting sitting room with working log burner - great for cosy winter's evening.
- * Corner plot means garden extends to 130ft at deepest point.
- * Excellent detached garage built in 2014 that has plenty of space for car and storage.

Guide Price £650,000 - £675,000

The House...

This attractive, bay fronted semi-detached home originally dates from 1948, before being extended on the side in 1988 and occupies a lovely peaceful position in this private residential close within the sought-after village of Ardingly. The current vendors have been in occupation since 2012 during which time they have modernised and improved the house greatly to suit modern family living.

Upon entry you are welcomed by a useful porch with plenty of space for shoes & coats and a modern cloakroom. The central hallway leads through to each of the ground floor living spaces and there is plenty of built-in under-stairs storage. The inviting sitting room enjoys a focal point fireplace with working log burner – great for a cosy winter’s evening whilst the highly versatile study is currently used as a playroom but would be perfect as a ‘work from home’ space.

The superb open plan kitchen/diner lies across the entire of the house extending to an impressive 31ft. Bi-fold doors open on to a decked terrace to provide ‘inside-outside’ living during the summer months. There is a second working log burner and the kitchen itself is beautifully fitted with granite worktops and shaker-style units. The dual aspect and four windows mean this room is bathed in natural light and is a great space for entertaining. Lovely engineered oak flooring flows throughout most of the ground floor.

On the first floor there are three double bedrooms, single fourth bedroom and two bath/shower rooms, both with underfloor heating. The master bedroom enjoys a lovely outlook over the garden. The second bedroom is another double with a dual aspect, distant views and sits adjacent to a beautiful bathroom with a contemporary suite that includes a standalone tub that is a perfect for relaxation and walk in shower with ‘waterfall’ shower head. The second shower room has been refitted in recent years with a modern white suite. Bedrooms three is another double and overlook the front, whilst bedroom 4 is an excellent study/good size single room.

The gas central heating system runs from a ‘Worcester Bosch’ combination boiler and can be controlled via a remote-controlled thermostatic heating system (similar to Hive). All of the windows are double glazed and the neutral décor means any buyer will have a blank canvas to work with.

Step Outside...

The house enjoys a corner plot, which means the garden extends to 130ft at the deepest point. The decked terrace provides a perfect spot for ‘al-fresco’ dining, whilst the remainder of laid mainly to lawn. There are deep railway sleeper flower beds and a soft-play area for children. There is power supply to the top of the garden, prepped for a potential summerhouse/garden studio.

Our clients had a spacious new garage built in 2014 which, at 25ft, provides plenty of space for a car and additional storage. There is power, lighting and an electric door whilst the pitched roof means there is extra useful space, if boarded.



The block paved driveway provides off road parking for several vehicles.

To the front, the house boasts a pretty garden and is enclosed by attractive post & rail fencing.

Scope/Potential...

There is a large loft space that is ripe for conversion, if required. There is also scope to extend to the rear. Any work would of course be STPP.

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: Freehold
Title Number: WSX136232
Plot Size: 0.12 acres (total plot - not verified)
Local Authority: Mid Sussex District Council
Council Tax Band: D
Available Broadband Speed: Superfast (up to 79mbps download)

