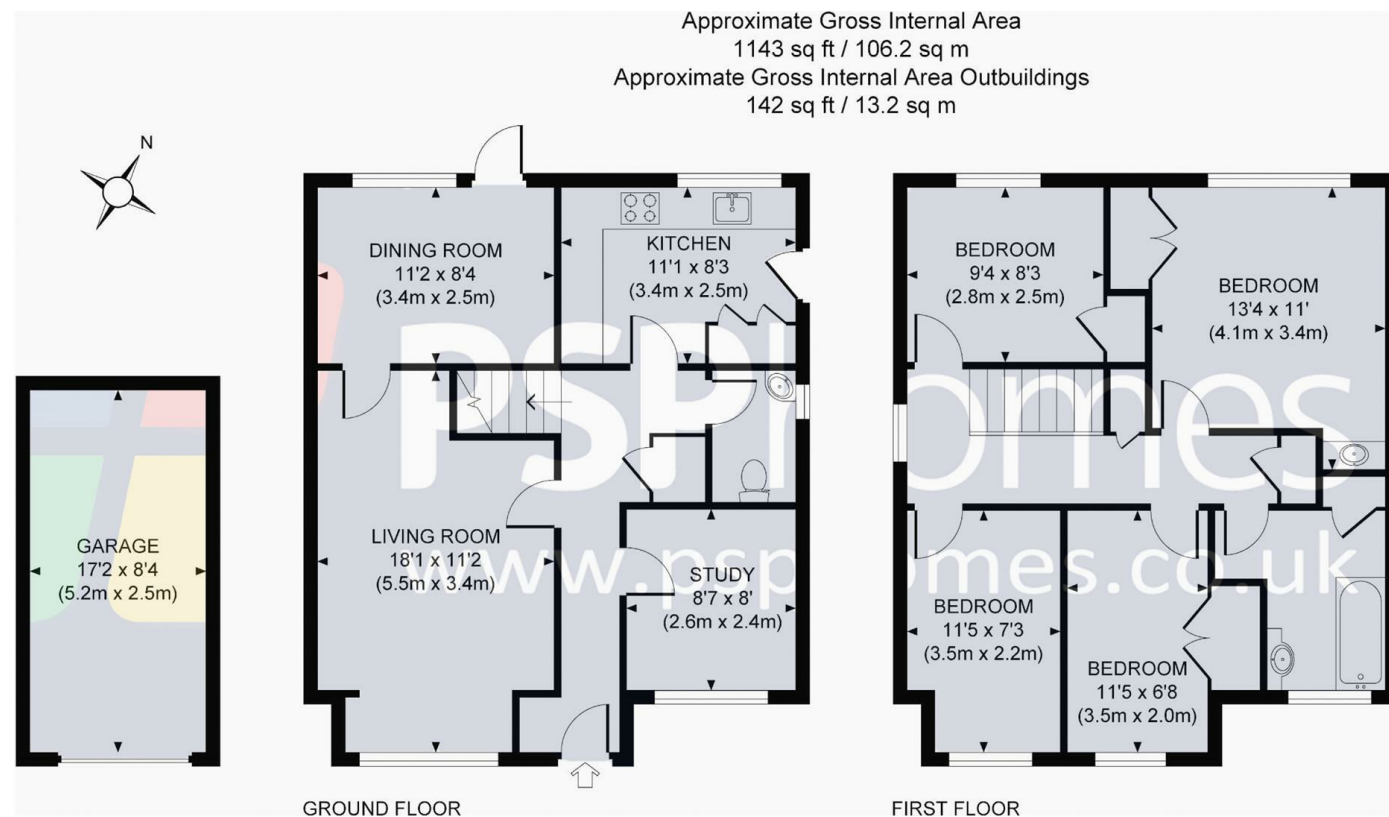


1 Ardings Close, Ardingly, West Sussex, RH17 6AN

Guide Price £600,000 Freehold



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VIEWING BY APPOINTMENT WITH PSP HOMES

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1 Ardings Close, Ardingly, West Sussex, RH17 6AN

Guide Price: £600,000 - £625,000

What we like...

- \* Excellent plot on approx 0.14 acres with the house set well back.
- \* Plenty of scope to extend to the side/rear, if required., great for anyone looking to put their own stamp on a house.
- \* Village lifestyle being just a short walk of historic village centre with Ardingly Inn pub, Fellow's Bakery (making delicious fresh loaves daily) & Ardingly Cafe.
- \* Ardingly is home of famous South of England Showground with excellent events all year round.
- \* Beautiful Sussex countryside right on your doorstep, great for walking the dog.

GUIDE: £600,000 - £625,000

The House...

Sitting on an enviable plot of approx 0.14 acres, this detached family home offers well-arranged and family friendly accommodation, plenty of scope for extension and a sought-after village lifestyle within popular Ardingly, whilst maintaining swift links to Haywards Heath's mainline station to commute into London (regular services in under 50 mins).

The sitting room enjoys a pleasant outlook over the front garden and flows through to the dining room, which in turn opens on to the garden. A serving hatch allows this room to interconnect with the kitchen and these two rooms could easily be knocked-through to create a more open plan kitchen/diner, if required. There is also a study which is ideal for those of us who work-from-home or equally handy as a teenager's den. The ground floor also has a useful cloakroom which houses the gas fired 'Worcester' boiler (new in 2020).

The first floor incorporates four well-balanced bedrooms and a family bathroom. Three of the bedrooms enjoy fitted wardrobes and with some minor configuration there is scope to create an en-suite shower room.

Further attributes include gas fired central heating, double glazing, hard-wired alarm system and importantly no onward chain – meaning a swift move is possible!

Step Outside...

The gardens are a delight and well-stocked with a plethora of flowers, trees, shrubs and plants. There is a good expanse of lawn and plenty of privacy. The decked terrace enjoys a sunny south-westerly aspect making it the perfect spot for a cold G&T or some 'al-fresco' dining.

To the front, the house is set well-back on the plot meaning there is plenty of green frontage to enjoy. The long block-paved driveway provides parking for several cars and the detached garage has power & lighting and is set just behind the house behind a 5-bar gate.



Scope/Potential...

In our opinion, the house offers excellent potential for a sizeable extension to the side and rear. There is also scope to add a porch at the front, if required. Any work is of course subject to gaining any necessary consents.

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 more comprehensive facilities including Waitrose, Sainsbury's and a mainline station with services to Victoria and London Bridge (in approx 47 mins) can be found approximately 4 miles distant in Haywards Heath.

The Finer Details...

Tenure: Freehold  
Local Authority: Mid Sussex District Council  
Council Tax Band: E  
Title Number: WSX12631  
Broadband Speed: Up to Superfast (80 mbps)

