



**4 Carters Cottage, Selsfield Road, Ardingly, West Sussex, RH17 6TJ**  
**Offers In The Region Of £395,000 Freehold**



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#### 4 Carters Cottage, Selsfield Road, Ardingly, West Sussex, RH17 6TJ

- Village location
- Through Lounge /Diner
- Gas Boiler
- Rear Garden
- No Onward Chain
- 2 Double Bedrooms
- Spacious Bathroom
- Double Glazed Windows
- Would Benefit from Updating

Ardingly Village is located approx. 4 miles from Haywards Heath in the heart of West Sussex. This lovely character property is set back from the road and almost opposite the South of England Show Ground.

Ardingly Reservoir, Wakehurst botanic garden, home to the Millennium Seed Bank, Ardingly College are located nearby as is the village high street with a range of small shops serving the day to day needs of local residents. The village has several public houses, a recreation ground, including an equipped children's play area and playing field facilities.

To the front of the property is a traditional style walled front garden with an attractive quarry tiled footpath that is flanked by mature planting beds leading to the front door opening to a hallway with stairs to the first floor.

On the ground floor is a good sized living room to the front with a dining room separated by glazed doors with the kitchen to the rear overlooking the rear garden.

Upstairs to the first floor there is a very good sized bathroom to the rear with 2 double bedroom and a good sized landing.

The property has double glazed windows and doors with gas fed boiler to radiators.

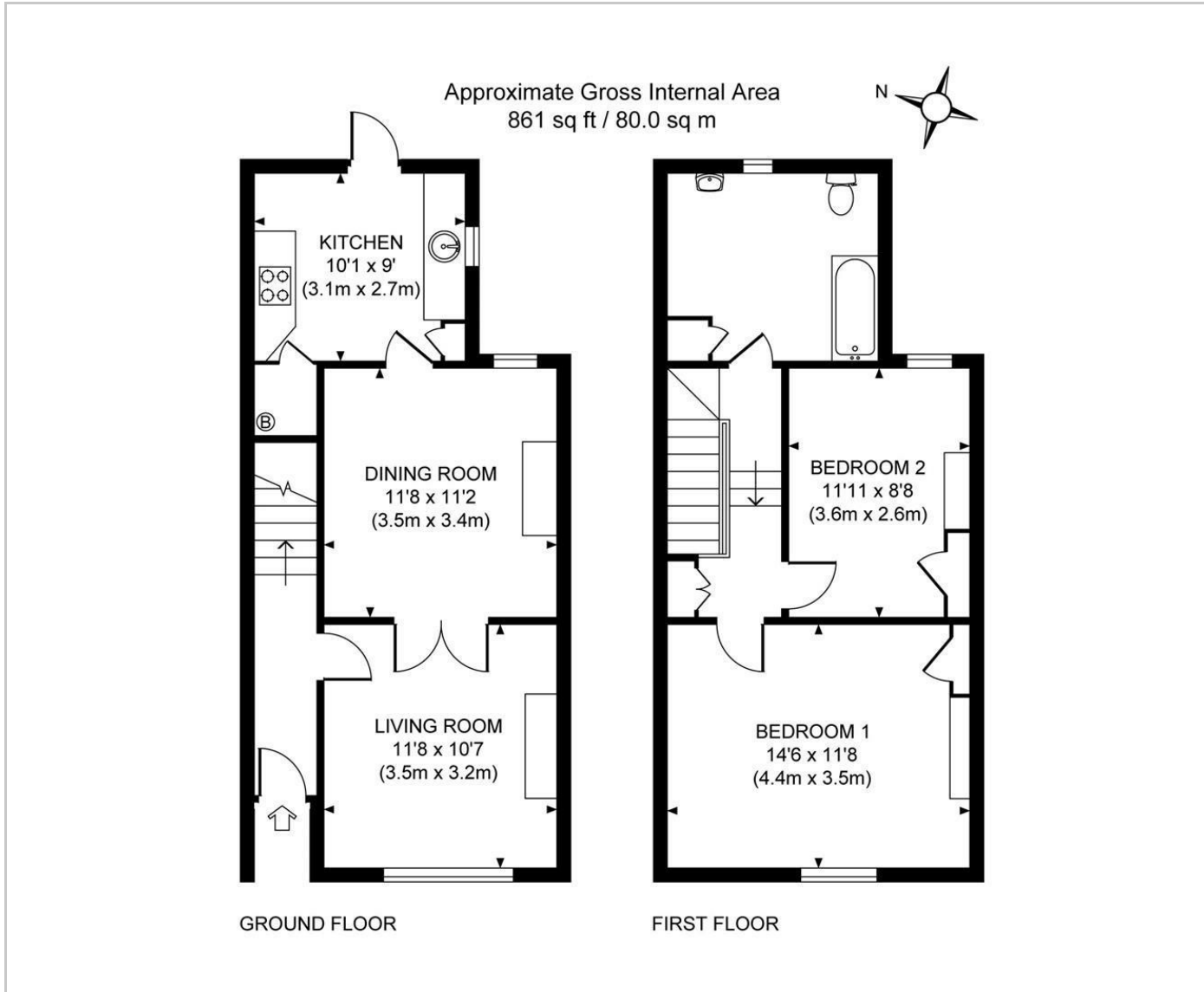
There are some lovely original features retained such as high skirting boards, panelled doors, fire places and Belfast style kitchen sink. Although the property has been maintained by the current owners we do feel it would benefit from some modernising and updating with potential to extend to the rear, subject to the normal planning consents and permissions being obtained.

The property is currently rented on a company let generating a rental income of approx. £12960 PA, with 2 months notice required to be served. Please note a number of the internal pictures were taken in 2016.

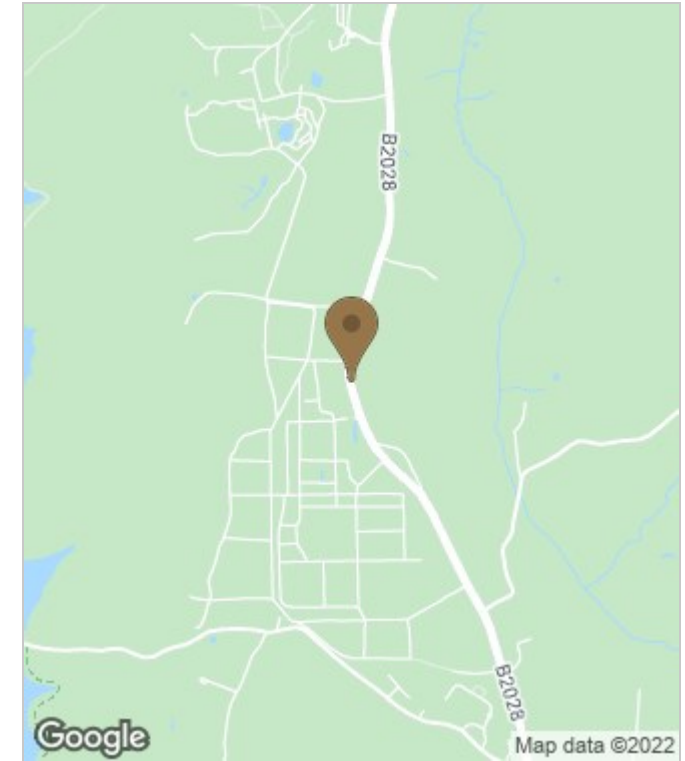
**£395,000 Freehold**



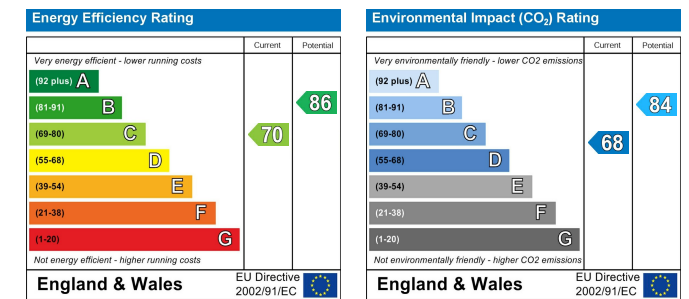
## Floor Plans



## Area Map



## Energy Performance Graph



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