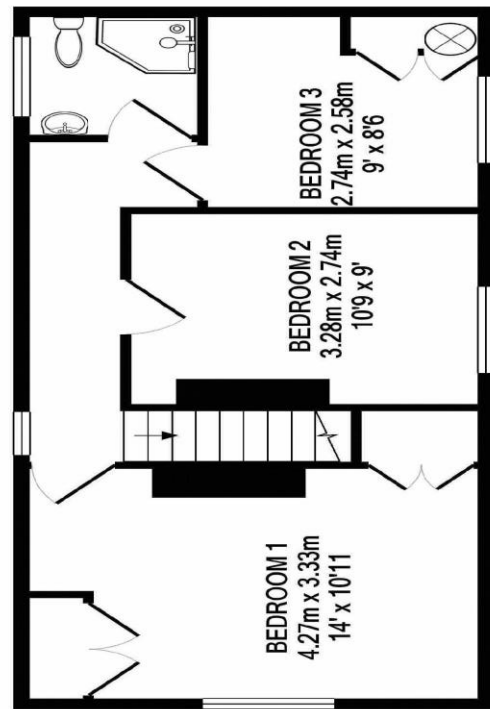
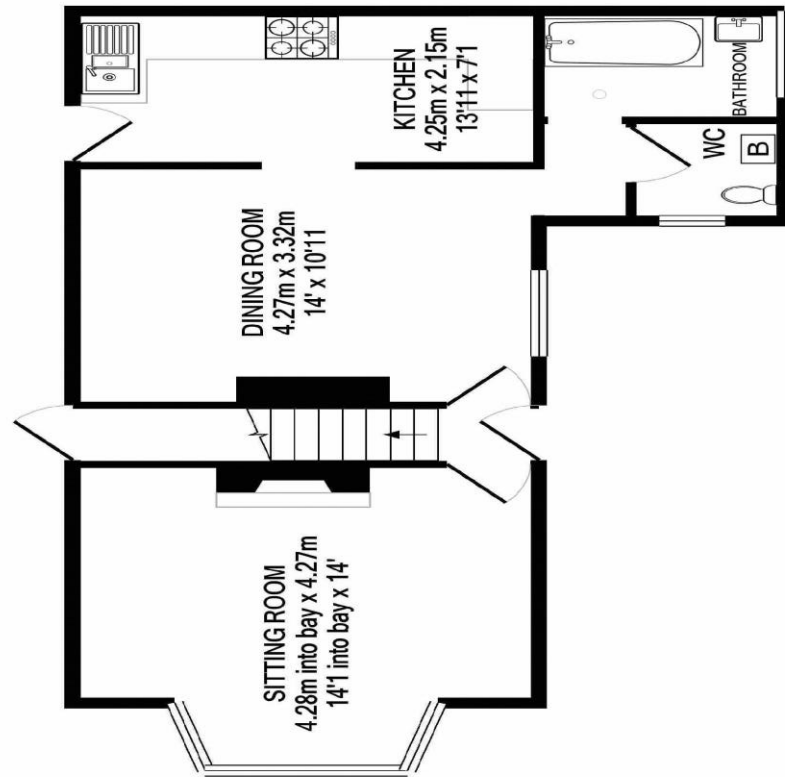


the floorplan...



1ST FLOOR  
APPROX. FLOOR  
AREA 39.5 SQ.M.  
(425 SQ.FT.)

TOTAL APPROX. FLOOR AREA 88.4 SQ.M. (951 SQ.FT.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 48.9 SQ.M.  
(526 SQ.FT.)

**PLEASE WATCH THE VIDEO BEFORE BOOKING AN APPOINTMENT**  
An attached character cottage believed to date from the late 1700s with a small courtyard garden and parking space located in the heart of the village High Street yet just 50 yards from glorious countryside

£400,000  
Freehold

Roseleigh  
62 High Street  
Ardingly  
West Sussex  
RH17 6TD



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## *in brief...*

- PLEASE WATCH THE VIDEO BEFORE BOOKING AN APPOINTMENT TO VIEW
- Attached cottage in picturesque High Street
- Just 50 yards from glorious countryside
- Believed to date from 1780
- Many character features
- Small but pretty courtyard garden at front with parking in front
- Deceptively spacious accommodation
- Sitting room with bay window and fireplace
- Separate dining room and kitchen
- 3 good sized bedrooms
- Downstairs bathroom and upstairs shower room
- Close to the village shops, bakery and pubs
- Close to excellent primary school and Ardingly College
- School bus to Oathall Community College in Lindfield
- 3.7 miles to Haywards Heath Railway station
- EPC: E Council Tax Band: D



## *in more detail...*

An attached character cottage believed to date from the late 1700s with a small courtyard garden and parking space located in the heart of the village High Street yet just 50 yards from glorious countryside.

The present owner bought the property in the early 1990s and has cared well for the cottage although some general updating is now required and there is great potential to reconfigure the accommodation.

This pretty cottage is much bigger than it looks on first impressions from the front elevation and the accommodation comprises: a sitting room with bay window and fireplace, a separate dining room, a kitchen with door to the side passage and an inner lobby with cloakroom and separate bathroom, which could be converted into a utility room. On the first floor: there are 3 good size bedrooms and a shower room.

Outside: there is a small garden adjacent to the front door with room for a small table and chairs and a pathway at the northern side of the house leads round to the front garden which has numerous shrubs and adjoins the High Street.



## *the location...*

The property is situated right in the heart of the village with its variety of local shops and stores, including a post office, bakery and public houses. The renowned and picturesque 180 acre Ardingly Reservoir is also within walking distance and offers many water sports activities in addition to pleasant walks around its peninsula. Ardingly is located in the High Weald area of outstanding natural beauty. Just to the east of the cottage there are fields with footpaths leading over to Highbrook and Horsted Keynes.

By road, easy access can be gained to the nearby towns of East Grinstead and Crawley via the B2028 or Junction 10a onto the A/M23.

### **Schools:**

St Peter's C E Primary, Ardingly (0.5 miles)  
Oathall Community (Secondary) College, Lindfield (3.7 miles).

The local area is well served by several independent schools including: Great Walstead (3.9 miles), Worth (3.5 miles) and Ardingly College (0.8 miles).

### **Station:**

Haywards Heath mainline railway station (3.7 miles) provides fast and regular commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).

