



**COLLEGE ROAD ARDINGLY RH17**  
*£2,250 PER MONTH AVAILABLE 13/07/2024*

**Hamptons**

THE HOME EXPERTS



# { THE PARTICULARS

College Road Ardingly RH17

**£2,250 Per Month  
Unfurnished**

 **4 Bedrooms**  
 **1 Bathroom**  
 **2 Receptions**

## Features

- Three/Four Bedrooms, - Family Bathroom, - Kitchen/Diner, - Impressive Garden, - Parking, - Garage, - Available July, - Unfurnished

## Council Tax

Council Tax Band D

## Hamptons

28 The Broadway  
Haywards Heath, RH16 3AL  
01444 419130  
haywardsheathlettings@hamptons.co.uk  
www.hamptons.co.uk

# { A FANTASTIC 4 BEDROOM FAMILY HOME WITH PARKING AND GARDEN.

## The Property

This super 3/4 bedroom semi-detached home offers a wealth of flexible space, an impressive garden and a garage. Following some recent cosmetic improvements, this property briefly comprises: entrance hall with cloakroom, fitted kitchen with stainless steel Elba range-style oven and hob, dishwasher, fridge/freezer, ample base and wall units, pantry, utility area and access onto the garden. There is a main reception room, with garden views, and then a further reception room which could also be used as a bedroom. Upstairs, there are three good sized bedrooms, two of which with sinks and dual aspect views, a study or nursery, and a family bathroom.

## Outside

Accessed via a private lane, the house provides a driveway for two cars and a garage. The property is turfed to both the front and back, with the impressive back garden and its mature shrubs and trees offering some delightful spots for al-fresco dining and relaxation, along with a gate providing access to the playing fields beyond.

## Location

The sought after Ardingly village, home of Ardingly College, straddles the road between Turners Hill and Lindfield, and is approximately one mile from Wakehurst Place. Ardingly reservoir, located on the outskirts of the village, offers a range of water sports. Village facilities, including local shops and public houses, are complimented by those in nearby Haywards Heath. The nearest railway station is in Haywards Heath

(approx 4.1 miles) where you will find rail links to both London and Brighton.



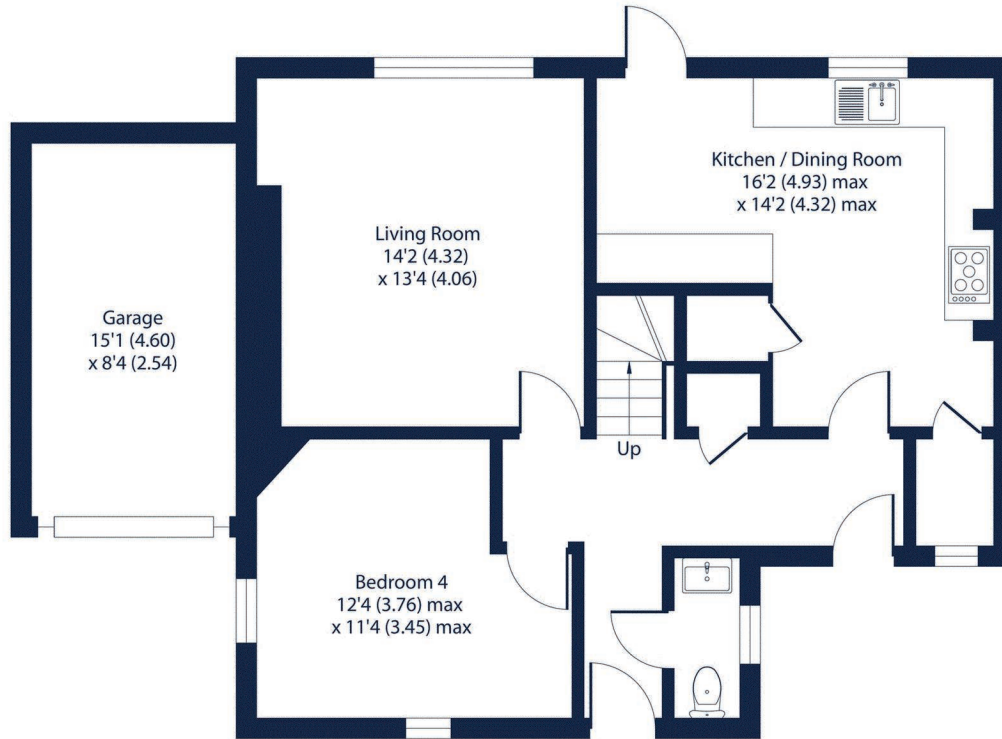
# Standgrove, Ardingly, Haywards Heath, RH17

Approximate Area = 1416 sq ft / 131.5 sq m

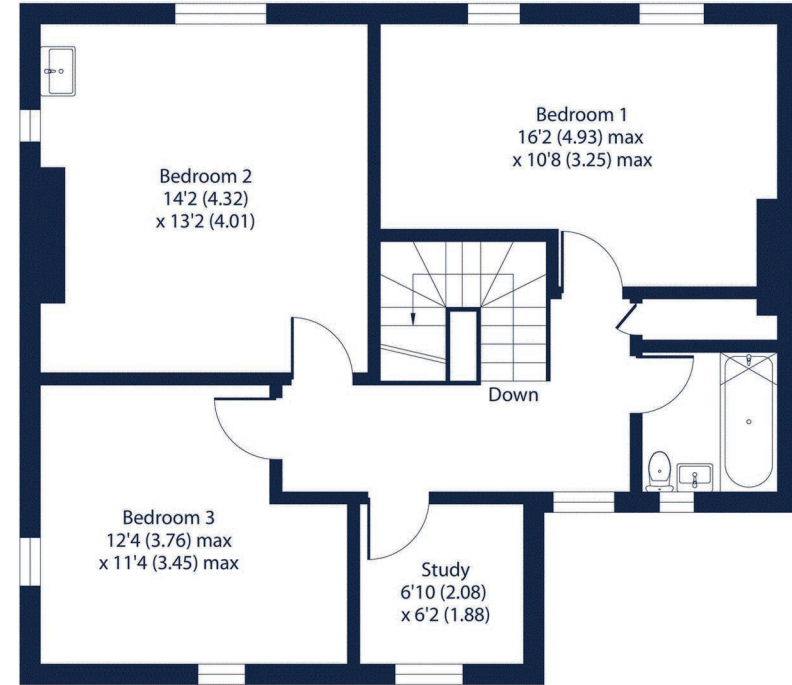
Garage = 126 sq ft / 11.7 sq m

Total = 1542 sq ft / 143.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

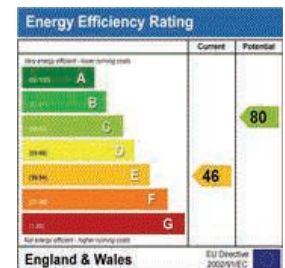


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom2024. Produced for Hamptons. REF: 1148947

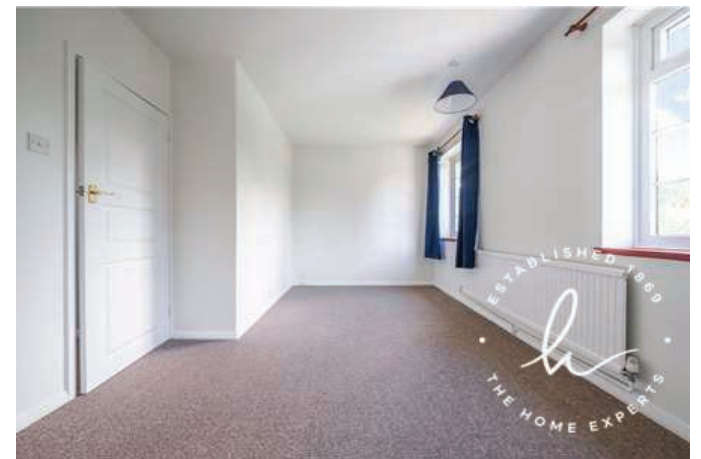
## For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.







ESTABLISHED 1960  
THE HOME EXPERTS