



Railway Cottages
Lindfield Road, Ardingly, West Sussex, RH17 6



Mark Reville & Co

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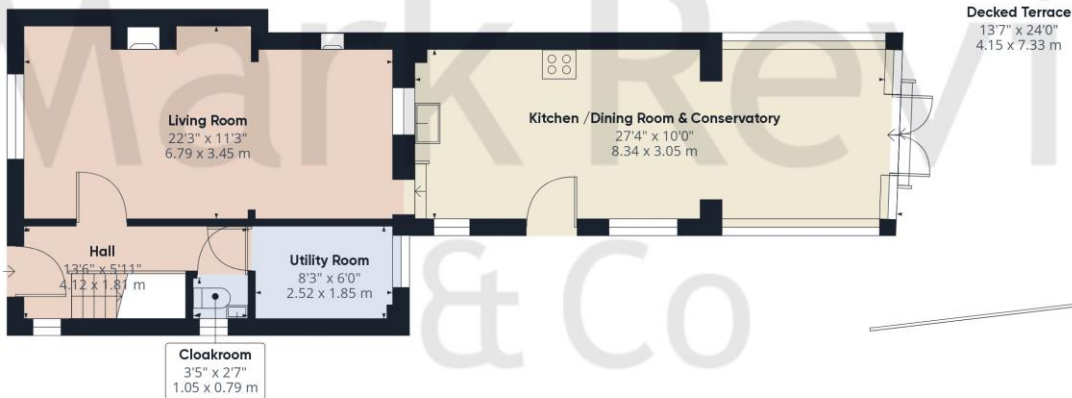
Guide Price £530,000 - Freehold

A delightful older style 3 bedroom semi detached house having been extended and remodelled over the years to provide deceptively spacious accommodation. A particular feature of the property is the delightful rear garden, extending to approximately 1/4 acre and providing ample scope for the construction of an outbuilding if required (subject to the necessary constraints being obtained), and further benefitting from vehicular access from Burstowhill Lane. The accommodation comprises a 22ft living room, a superb kitchen & dining room extending into a conservatory, utility room, cloakroom and modern shower room on the first floor. The property further benefits from oil fired central heating and replacement double glazing throughout.

Situated towards the south eastern edge of this popular village, with the village centre being only half a mile distant and providing a popular bakery store, general store, public house and cafe. The property is surrounded by open countryside providing a natural venue for outdoor pursuits such as walking and horse riding. The Royal Botanical Gardens of Kew at Wakehurst Place are also within a short distance of the property. The larger town of Haywards Heath is approximately 3 1/2 miles away and provides comprehensive shopping and leisure facilities, together with a mainline train station with fast links to London and the South Coast.







Ground Floor



Floor 1



Approximate total area⁽¹⁾
 1000.9 ft²
 92.99 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note:
 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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