

## Withlands View, Ardingly, West Sussex

Approximate Gross Internal Area :-  
97 sq m / 1044 sq ft



Ground Floor

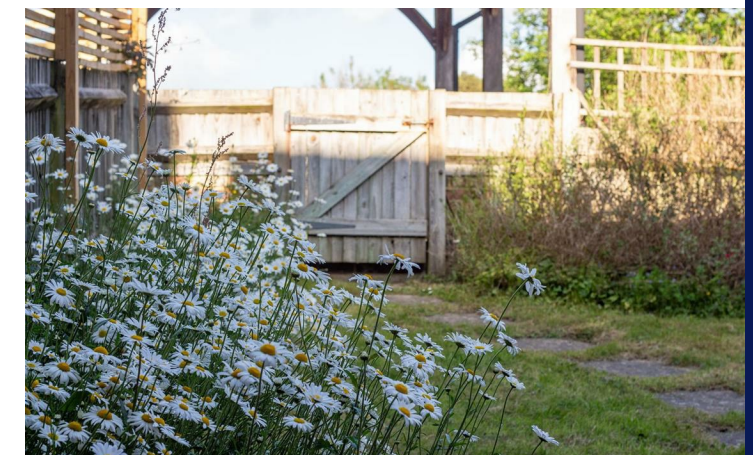
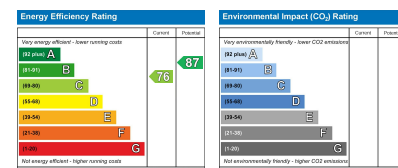


First Floor



Second Floor

= Reduced headroom below 1.5 m / 5'0"



5 Withlands View, Ardingly, West Sussex, RH17 6TQ

Guide Price £485,000 Freehold



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VIEWING BY APPOINTMENT WITH PSP HOMES

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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.

Property details are issued as a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.



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What we like...

- \* Great position, in a gated development, in the heart of quintessential Ardingly.
- \* Excellent master suite on the top floor. Bedroom, dressing area and en-suite.
- \* Glorious rural views to the rear.
- \* Quintessential village with a thriving community and plenty of facilities.
- \* No chain means a swift move is possible.

### The House...

This terraced mews town house forms part of Withylands View, a gated development comprising of just eight properties constructed in 2003, conveniently located just off the High Street in the village of Ardingly. The home provides accommodation that is spread over three floors and enjoys the most glorious back drop on to open fields.

The ground floor incorporates a fitted kitchen to the front and a spacious sitting/dining room across the entire rear with door that opens on to the garden.

On the first floor is a double bedroom with beautiful rural views, second double bedroom and a family bathroom.

On the second floor is the exceptional master bedroom suite with glorious views across open countryside to the rear. There is also a dressing area and en suite shower room and being on the top floor means there is privacy and seclusion from the rest of the house.

The home is offered for sale with no onward chain meaning a swift move is possible. For those who work from home or enjoy streaming there is Superfast broadband available. The home is also fully double glazed and has gas fired central heating.

### Step Outside...

To the rear is a low maintenance garden that is laid mainly to lawn with a paved terrace - the perfect spot for 'al-fresco' dining. The property benefits from two parking spaces - one located to the rear of the property, which is covered by a timber framed car port and the other to the front.



### Out & About...

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 a mainline station with services to Victoria and London Bridge (in approx 47 mins) Waitrose and Sainsburys, can be found approximately 4 miles distant in Haywards Heath.

### The Specifics

Title Number: WSX284278

Local Authority Mid Sussex District Council 01444 458166

Council Tax Band: E

Monthly contribution to communal fund: £5 PCM for upkeep of gates.

Conservation Area: Yes - Ardingly

Available Broadband Speed: Superfast (up to 80mbps)

We believe the above information to be correct but recommend intending buyers check personally before exchange of contracts.

