



44 Munnion Road, Ardingly, West Sussex, RH17 6RP Guide Price **£725,000 – £750,000** Freehold

Mansell McTaggart Lindfield



44 Munnion Road, Ardingly, West Sussex, RH17 6RP

PLEASE WATCH VIEWING VIDEO

An extended and improved 5 Bedroom, 3 Reception Room, 2 Bath/Shower Room detached family home situated in a tucked away and sought after no through road village location

Walking distance of the High Street, local Schooling, Reservoir, College, South of England Showground and extensive walks.

- **Entrance Lobby** with inner door into the **Entrance Hall** stairs to first floor
- **Cloak/Shower Room** re-fitted with a white suite, low level WC, wash basin and shower cubicle
- **Sitting Room** with front window and access through to the adjoining open plan **Kitchen/Dining Room** with a range of units, 5-ring gas hob, oven, sink unit and breakfast bar plus doors to garden
- A useful **Side Lobby** ideal for coats and boots with side door
- **Utility Room** sink unit, storage, space and plumbing for domestic appliances
- A multi purpose **Reception Room** - an ideal Home Office / Family Snug (formerly garage)
- **First Floor** - Landing with storage and loft hatch (part boarded, lighting, insulated)
- **5 Bedrooms** (4 with built-in storage)
- **Family Bathroom** re-fitted with a white suite, enclosed bath with mixer tap, low level WC, wash basin, heated towel rail and opaque side window
- Gas fired central heating to radiators and double glazed windows



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EPC Rating: C and Council Tax Band: F

- **Private Driveway** for 4 vehicles flanked by a variety of mature plants, flowers and shrubs plus Eucalyptus tree.
- Gated side access into the private and enclosed **South East Rear Garden** full width patio adjoins the house, shaped lawns, colourful plants, rockery, shed and timber fencing

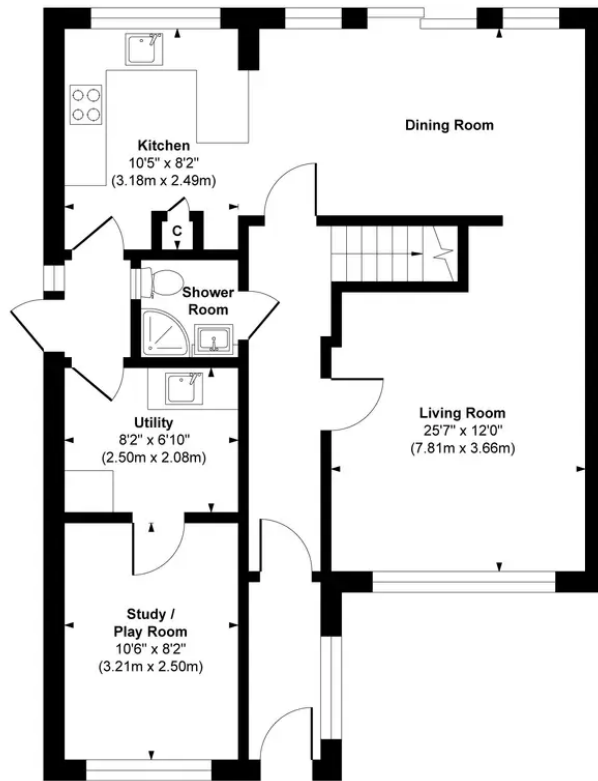
LOCATION - The property is situated in a popular no through road located off College Road, which in turn is just off the High Street. There are a variety of local shops and stores, including Fellows Bakery and public houses. The renowned and picturesque 500 acre Wakehurst Place and 180 acre Ardingly Reservoir are also nearby and offers water sports activities and pleasant walks around its peninsula. Ardingly is located in the High Weald area of outstanding natural beauty.

BY ROAD - Access can be gained to Haywards Heath, East Grinstead and Crawley via the B2028 or Junction 10a onto the A/M23.

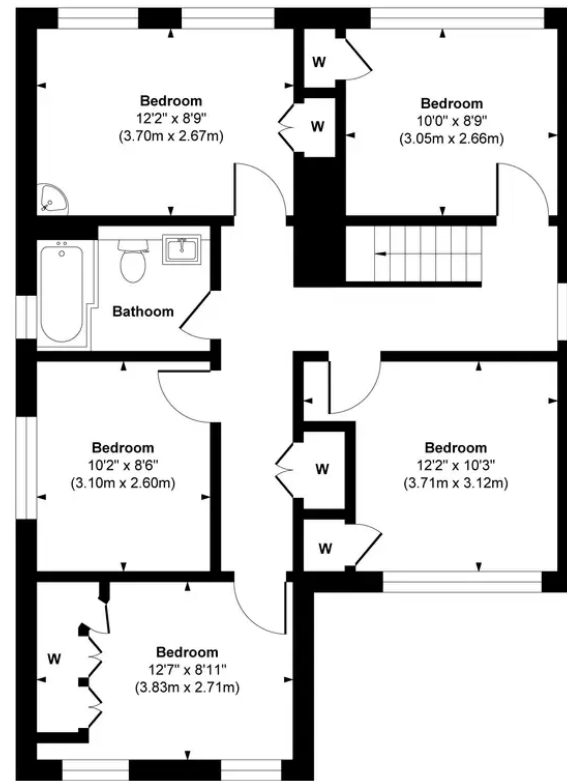
SCHOOLS - St Peter's CE Primary School (0.6 miles), Oathall Community College (Secondary school 3.4 miles). The local area is well served by independent schools including: Great Walstead (4.0 miles) and Ardingly College (0.7 miles).

STATION - Haywards Heath mainline railway station (3.4 miles) which provides fast regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).





Ground Floor
Approximate Floor Area
738 sq. ft
(68.57sq. m)



First Floor
Approximate Floor Area
738 sq. ft
(68.57sq. m)



Approx. Gross Internal Floor Area 1476 sq. ft / 137.14 sq. m

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