



61 College Road, Ardingly, West Sussex, RH17 6RZ

Mansell McTaggart Lindfield

Guide Price **£455,000** Freehold



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PLEASE WATCH VIEWING VIDEO

**An excellent opportunity to create your own home!
3 Bedroom semi-detached village home with a
170ft South East facing Rear Garden + NO CHAIN**

The accommodation comprises:

- Side door into **Entrance Hall** stairs to first floor and radiator
- Useful **Study Area** or generous Store Room with shelving and consumer unit
- Ground Floor **Bathroom** fitted with a white suite, enclosed bath with mixer tap and shower unit, low level WC, wash basin, heated towel rail, part tiled and opaque rear window
- **Kitchen/Dining Room** fitted range of units at eye and base level, sink unit, cooker, washing machine, tall fridge freezer, door to garden, space for table and chairs and door to garden
- **Living Room** wood flooring, radiator and front window
- **First Floor** - landing with front window, cupboard with electric meter, airing cupboard with 'Glow Worm' gas fired boiler
- **Bedroom 1** front window and radiator
- **Bedroom 2** rear window, radiator and airing cupboard with hot water cylinder
- **Bedroom 3** rear window and radiator
- Block paved **Private Driveway** to the front with lawn and gated side access



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EPC Rating: D and Council Tax Band: D

- **South East Facing Rear Garden** (170' x 25' max) with patio adjoining the house, an expanse of lawn, summerhouse, garden sheds and water tap
- External **Home Office** with power, lighting and window
- Gas fired central heating to radiators and double glazed windows
- Convenient and sought after location walking distance to local village facilities
- **Excellent Scope For Alteration / Extension (STPP)**

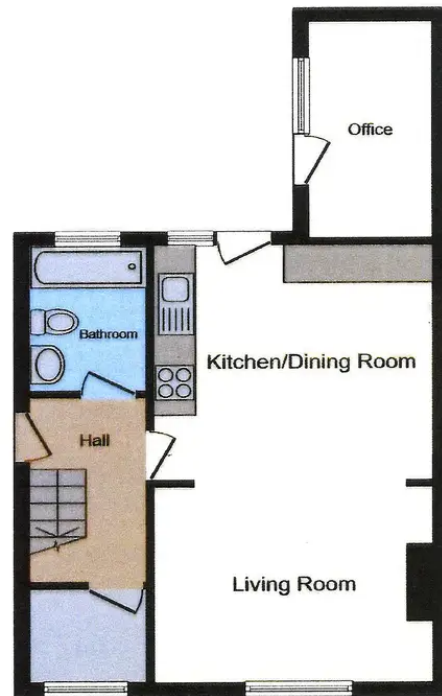
LOCATION - College Road is within a short walk of the village High Street with its variety of local shops and stores, including Fellows Bakery and Pubs. The renowned and picturesque 180 acre Ardingly Reservoir is also within walking distance and offers many water sports activities in addition to pleasant walks around its peninsula. Ardingly is located in the High Weald area of outstanding natural beauty.

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 CE Primary School, Ardingly (0.6 miles), Oathall Community College (3 miles). The local area is well served by several independent schools including Great Walstead (4.6 miles) and Ardingly College (0.4 miles).

STATION - Haywards Heath mainline railway station (3.2 miles). Provides fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

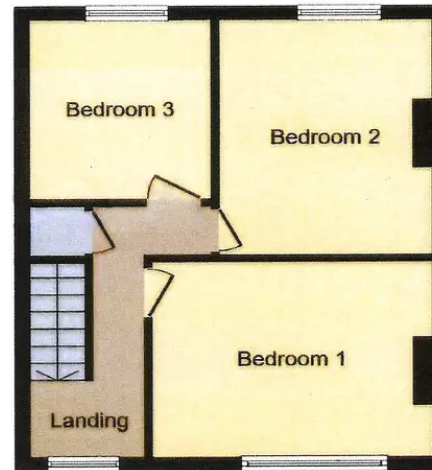




Ground Floor

Total floor area 85.8 m² (923 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



First Floor

Kitchen / Dining Room 13' 2 max x 12' 2 max (4.01m max x 3.71m max)

Office 11' 4 x 5' 6 (3.45m x 1.68m)

Bedroom 2 9' 10 x 8' 9 (3.00m x 2.67m)

Living Room 13' 2 max x 10' 2 max (4.01m max x 3.10m max)

Bedroom 1 12' 8 max x 9' 8 (3.86m max x 2.95m)

Bedroom 3 12' 4 x 10' 1 (3.76m x 3.07m)

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