



**MANSELL
McTAGGART**
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'Highlands' Selsfield Road, Ardingly, West Sussex, RH17 6TJ

Guide Price **£435,000 Freehold**

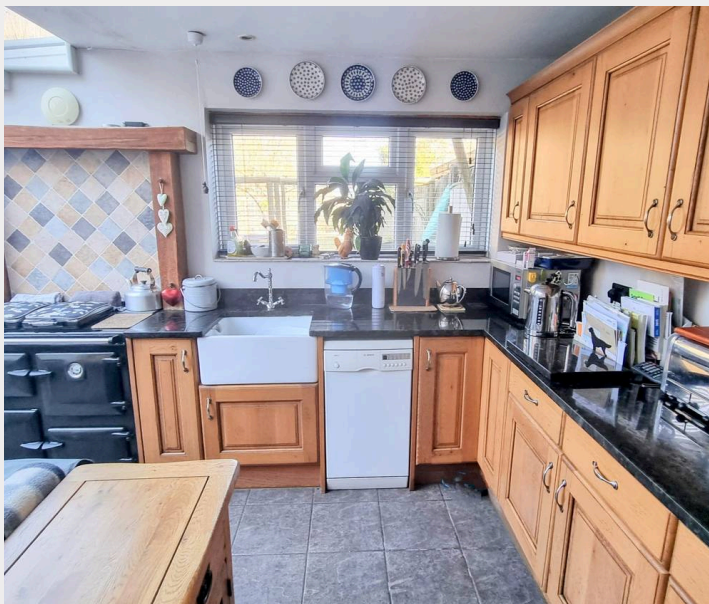


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A charming 2 Bedroom, 2 Reception
Room semi-detached Edwardian
cottage (built circa 1907)

Situated in close proximity to the South of
England Showground, Wakehurst Place, village
High Street, Ardingly College, Reservoir and
extensive open countryside

- **Entrance Hall** stairs to first floor
- **Cloakroom/WC**
- Bay fronted **Sitting Room** + feature wood burner + brick surround
- Separate **Dining Room** / optional Bedroom 3
- Extended in 2010 **Kitchen / Breakfast Room** fitted range of units, gas Rayburn (central heating + hot water), space for small table and chairs + side door
- **Utility Room** space and plumbing for appliances + sink unit
- **First Floor** deep airing cupboard
- **2 Bedrooms** - Bedroom 1 + built-in wardrobes
- **Shower Room** fitted suite, low level WC, wash basin, tiled cubicle + loft hatch
- **Private Driveway** for 2-3 vehicles (Frontage: 26' wide x 23' deep)
- Private **East Facing Rear Garden** (85' x 25') laid to patio, areas of lawn, mature plants, flowers and shrubs, sheds, dog kennel, greenhouse, timber fencing and side gate



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EPC Rating: D and Council Tax Band: E

LOCATION

The property is situated on the northern side of Ardingly village, located in the High Weald area of outstanding natural beauty, close to the Gardener's Arms public house and is within walking distance of the village High Street including the general store, Fellows Bakery and further public house. The renowned and picturesque 180 acre Ardingly Reservoir is within 2 miles and offers many water sports activities, pleasant walks around its perimeter.

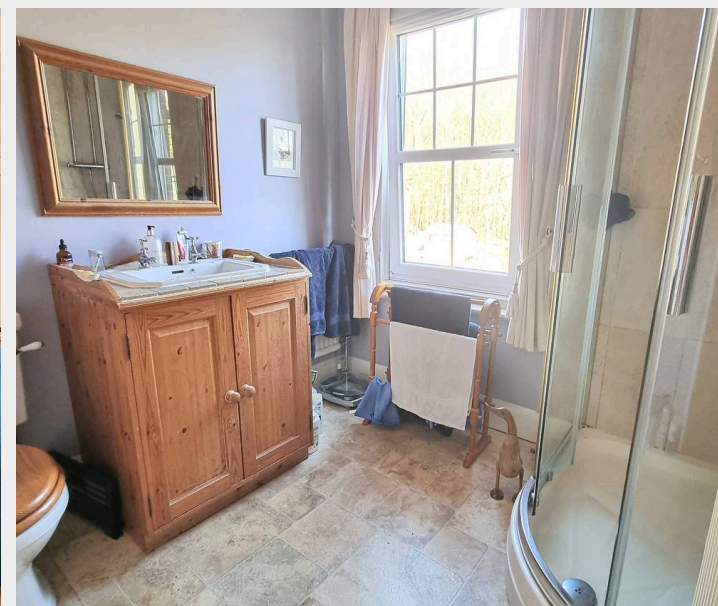
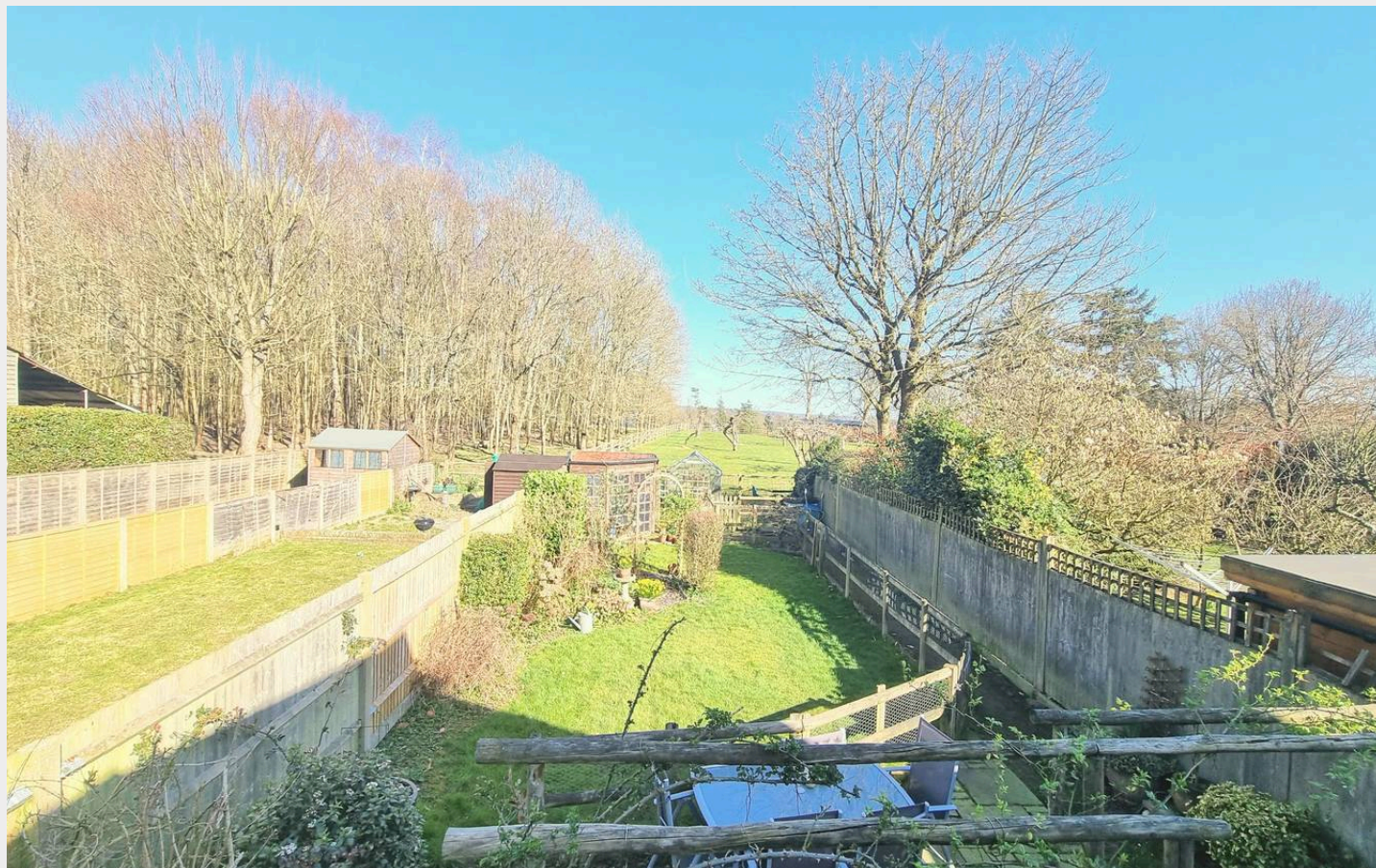
SCHOOLS

St Peter's CE Primary School (1.2 miles), Oathall Community College in Lindfield (4.2 miles). The local area is also well served by several independent schools including: Great Walstead (4.5 miles) and Ardingly College (1.6 miles).

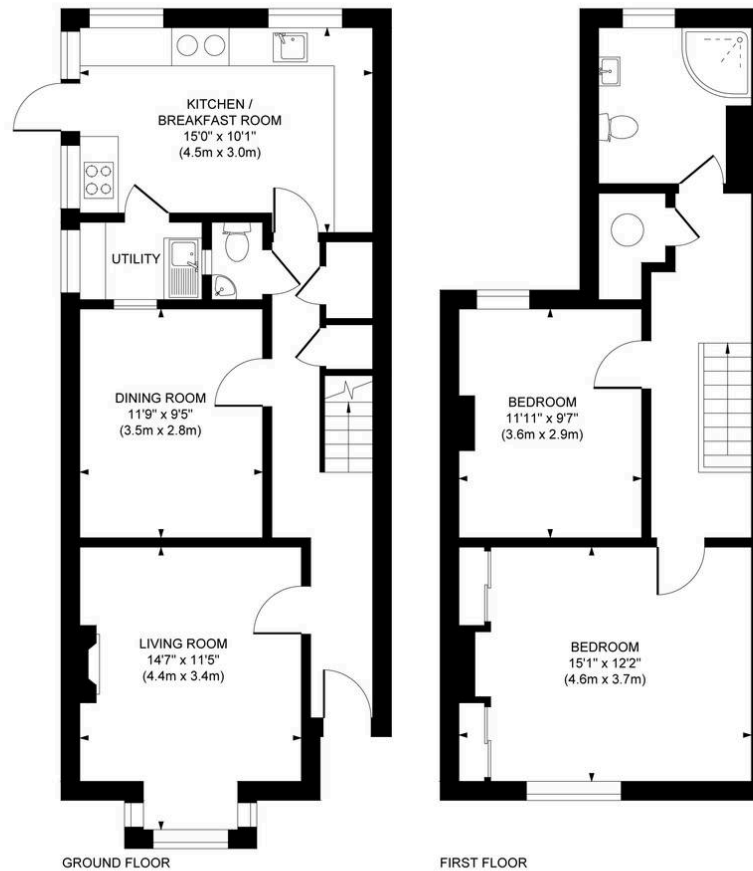
STATION

Haywards Heath mainline railway station (4.3 miles) provides fast and regular services to London (Victoria/London Bridge 47 mins), Gatwick Airport 15 mins and the South Coast (Brighton 20 mins).

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Approximate Gross Internal Area
1068 sq. ft / 99.20 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Mansell McTaggart Estate Agent

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