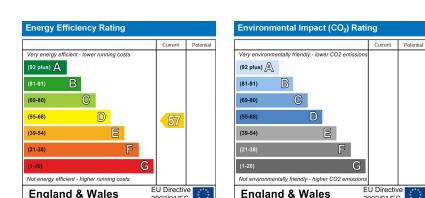


Approx. Gross Internal Floor Area 1920 sq. ft / 178.44 sq. m (Including Outbuildings)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



1 Sumners College Road, Ardingly, West Sussex, RH17 6SA

Guide Price £825,000 - £875,000 Freehold

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## 1 Sumners College Road, Ardingly, West Sussex, RH17 6SA

Beautifully redesigned contemporary home in Ardingly, offering a tranquil village setting with excellent access to Haywards Heath, London links, and major road networks.

Fully transformed from a 1970s bungalow into a sleek, modern residence with generous proportions and a cohesive, high-quality finish.

Stunning open-plan kitchen/dining/sitting room featuring Hamilton Stone Design cabinetry, premium appliances, parquet flooring, bi-fold doors, and a wood-burning stove.

Three bedrooms plus a study, high-spec wet room, utility space, and scope to convert the garage into a luxury principal suite (STPP).

Landscaped 0.24-acre plot with large driveway, double garage, extensive south-facing entertaining spaces, kitchen garden, and additional parcel of green land offering further potential.

**Guide Price £825,000 - £875,000**

### **The Home...**

Set in the heart of the sought-after Mid Sussex village of Ardingly, this beautifully redesigned home enjoys an enviable position surrounded by countryside while remaining superbly connected to neighbouring Lindfield and Haywards Heath. Ardingly offers a quintessential village lifestyle, with a welcoming high street, highly regarded schooling, and immediate access to picturesque walks around the reservoir and showground. Transport links are excellent, with Haywards Heath station offering fast, regular services to London and the South Coast just a short drive away, and the nearby A23, M23 motorway network providing swift access to Gatwick Airport, Brighton, and beyond. It is an ideal location for those seeking both tranquillity and convenience.

This stunning detached residence has undergone a complete transformation, evolving from a modest 1970s bungalow into a sleek, contemporary home finished with exceptional attention to detail. Designed with modern living in mind, the property flows beautifully in line with the attached floorplan, showcasing generous proportions and a refined, cohesive aesthetic throughout.

At the heart of the home lies the impressive open plan kitchen, dining, and sitting room, a superb space created for both everyday living and entertaining. The kitchen, crafted and installed by the highly regarded Hamilton Stone Design, exudes quality through premium materials and elegant styling. Beautiful parquet flooring runs throughout, while wide bi folding doors open onto the garden, creating a seamless indoor, outdoor connection and bathing the space in natural light. A feature wood burning stove provides a warm focal point in the living area. The kitchen is also equipped with a selection of high end appliances, including a Bora extractor hob and sleek quartz worktops.

The accommodation is centred around a generous hallway that provides access to all principal rooms. A well appointed utility, laundry room sits conveniently beside the kitchen. The principal bedroom enjoys peaceful views over the garden, and is complemented by two further bedrooms and a separate study, ideal for home working or quiet retreat. All rooms are served by a high specification wet room, beautifully finished with a large walk in shower and premium fittings, creating a luxurious, spa like feel.

### **Further Potential...**

There is also excellent potential to extend the accommodation by converting the existing garage into a generous principal bedroom with en suite facilities and a walk in dressing room, subject to the necessary planning consents.

### **The Gardens...**

The property sits within a 0.24 acre plot with thoughtfully landscaped gardens that wrap around the home. On approach, a block paved driveway provides ample parking for multiple vehicles, along with access to a fully insulated double garage and electric charging point, available by separate negotiation. To the front, a large expanse of lawn is framed by mature planting, creating natural screening and offering plenty of space for families to enjoy.



To the side, the owners have created an impressive indoor, outdoor garden area designed to maximise the southerly aspect. This space features a large landscaped patio and multiple seating areas, perfect for relaxation and entertaining. There is also a kitchen garden, along with various sheds and greenhouses, available by separate negotiation. The property further benefits from ownership of a parcel of green opposite, currently landscaped but offering potential for additional parking or the creation of a car barn should the garage be converted.

### **Why We Love It...**

Thoughtfully redesigned, the property retains a quiet nod to its 1970s origins while embracing a clean, contemporary finish throughout. The result is a well balanced home that combines character, practicality, and modern comfort, offering a stylish and inviting space in one of Mid Sussex's most desirable village locations.

### **Getting To Know Ardingly...**

Ardingly is one of the premier villages surrounding Haywards Heath, known for its charming character and excellent amenities. The village is home to the reputable St Peter's C of E Primary School, currently rated 'Good' by Ofsted, as well as two well-regarded pubs, the Ardingly Inn and Gardeners Arms. Residents also benefit from a village store, along with the famous Fellows Bakery. Set within an Area of Outstanding Natural Beauty, Ardingly is perfect for dog walking and enjoying the outdoors.

In addition to its village charm, Ardingly hosts several notable attractions, including Ardingly College, the Royal Botanic Gardens at Wakehurst Place, and the South of England Showground, a 150-acre estate hosting concerts, events, and the renowned 'South of England Show'. The nearby reservoir offers opportunities for walking, sailing, canoeing, windsurfing, and fishing. While Ardingly provides a selection of local shops, more comprehensive facilities and a mainline station with direct services to London Victoria and London Bridge in approximately 47 minutes are available just 4 miles away in Haywards Heath.

### **The Specs...**

Title Number: WSX10904

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: E

Plot Size: 0.24 acres (2 Plots)

Broadband Speed: Superfast Fibre

We believe this information to be correct but cannot guarantee its accuracy and we recommend intending purchasers satisfy themselves prior to exchange of contracts.

