



**MANSELL
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Flat 8 Holmans, Ardingly, West Sussex, RH17 6UQ

Guide Price £175,000 – £185,000 Leasehold

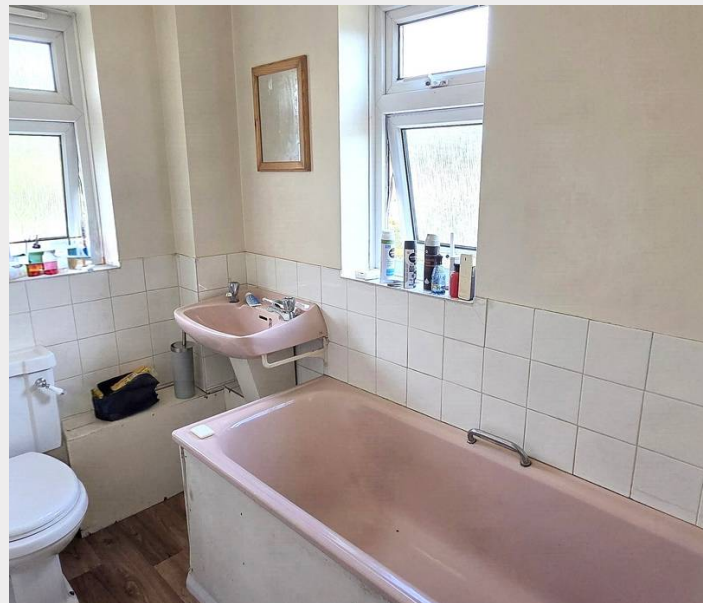


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PLEASE WATCH VIEWING VIDEO

Top floor double aspect 1 Bedroom Flat situated in the heart of popular and convenient Mid-Sussex village + NO ONWARD CHAIN

- Communal Entrance
- Private front door into **Entrance Hall** + storage
- **Sitting / Dining Room** front window and radiator
- Inner Lobby
- **Kitchen** fitted range of units, worksurfaces, sink unit, space and plumbing for washing machine and window
- Double aspect **Bedroom** radiator and windows
- **Bathroom** fitted with a coloured suite, enclosed bath, low level WC, wash basin, 2 windows, airing cupboard with hot water cylinder and shelving
- **Residents Parking Area** nearby plus on road parking
- **Walking Distance** of the village High Street, open countryside, South of England Showground and local Primary School
- 2 Areas of **Lawned Gardens**
- External **Brick Storage**
- 125 year lease from 29th June 1992
- Maintenance Charge: The owner currently pays £167.00 pcm (includes: hot water + gas heating through a central residents heating system)
- £10.00 pa Ground Rent



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EPC Rating: C and Council Tax Band: B

LOCATION

Holmans is within a short walk of the village High Street with its variety of local shops, stores, Fellows Bakery and public houses. The picturesque 180 acre Ardingly Reservoir is only 1.2 miles and offers many water sport activities in addition to pleasant walks. Wakehurst Place with its beautiful 500 acre garden is only 1.8 miles. Ardingly is located in the High Weald area of outstanding natural beauty.

BY ROAD

Easy access can be gained via the B2028 or Junction 10a to East Grinstead and Crawley.

SCHOOLS

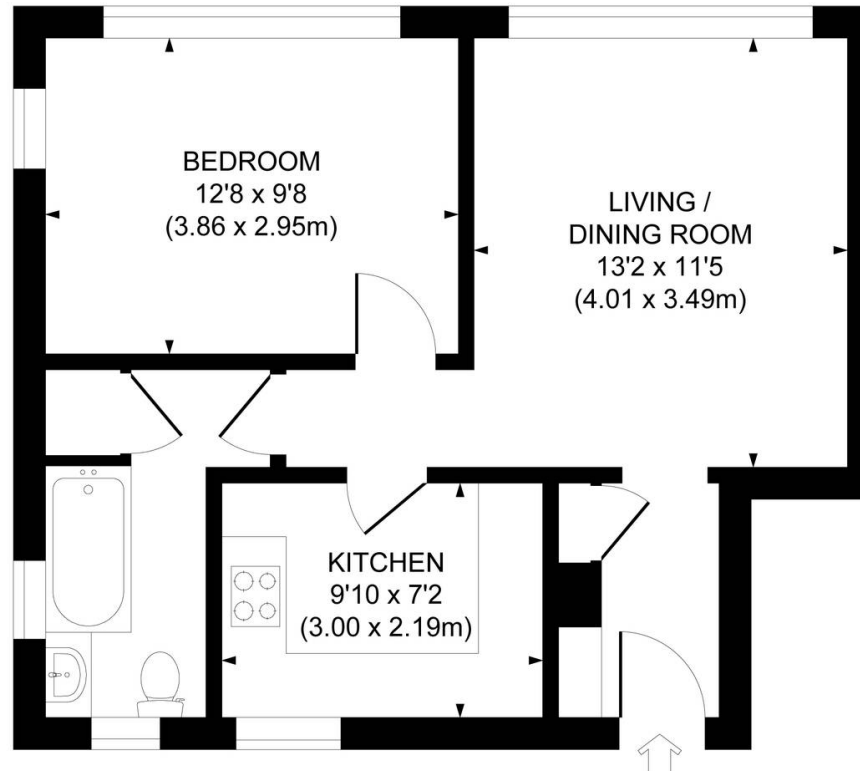
St Peter's CE Primary School, Ardingly (300 yards) Oathall Community College (3.8 miles). The local area is well served by several independent schools including Great Walstead (4.1 miles) and Ardingly College (1.1 miles)

STATION

Haywards Heath mainline railway station (3.8 miles) offers fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).



Approximate Gross Internal Area
482 sq. ft / 44.81 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.

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