



**MANSELL
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1 The Close, Ardingly, West Sussex, RH17 6TX

Guide Price **£825,000 – £850,000 Freehold**



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PLEASE WATCH VIEWING VIDEO

A beautiful village home tucked away on a Private South West Facing Plot + Driveway, detached Garage + NO CHAIN

Built by Munnion circa 1955 with later extensions in 1959 and 1970 to create this 4 Double Bedroom, 4 Reception, 2 Bath/Shower Room detached family property

- **Modernisation Required** – Excellent potential to create your own home!
- **Reception Hall** stairs to first floor
- Open plan double aspect **Kitchen / Breakfast Room** fitted range of units, deep storage, **Utility Cupboard** space for washing machine, Worcester gas boiler + side door
- **Play Room** with built-in storage
- **Cloakroom/WC** fitted white suite
- Extended **Sitting Room** rear double doors
- **Dining Room** view over front garden
- **First Floor** – landing, rear window, loft hatch and airing cupboard
- **4 Double Bedrooms**
- **2 Bath/Shower Rooms** re-fitted white suites
- Gas fired central heating to radiators
- Double glazed windows (2007)
- **70' deep Frontage** gated entrance with lawned **Front Garden**
- Mature 55' x 67' **South West Rear Garden** laid to patio and lawns



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EPC Rating: D and Council Tax Band: F

LOCATION - The Close is a no through road located off College Road. Ardingly is located in the High Weald area of outstanding natural beauty and benefits from a central High Street with shops and stores, including Fellows Bakery and public houses. The picturesque 180 acre Ardingly Reservoir is within walking distance and offers water sports activities in addition to pleasant walks. Haywards Heath town centre is 4 miles and offers a comprehensive range of shopping facilities.

SCHOOLS - St Peters Primary School is located in the village and Ardingly College is located nearby. Children from the village fall into the catchment area for Oathall Community College (secondary school) for which there is a bus service.

STATION - Haywards Heath mainline railway station provides fast and regular services to London (Victoria/London Bridge 47 mins), Gatwick Airport and the South Coast (Brighton 20 mins). Alternatively, neighbouring Balcombe also has a railway station.

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.



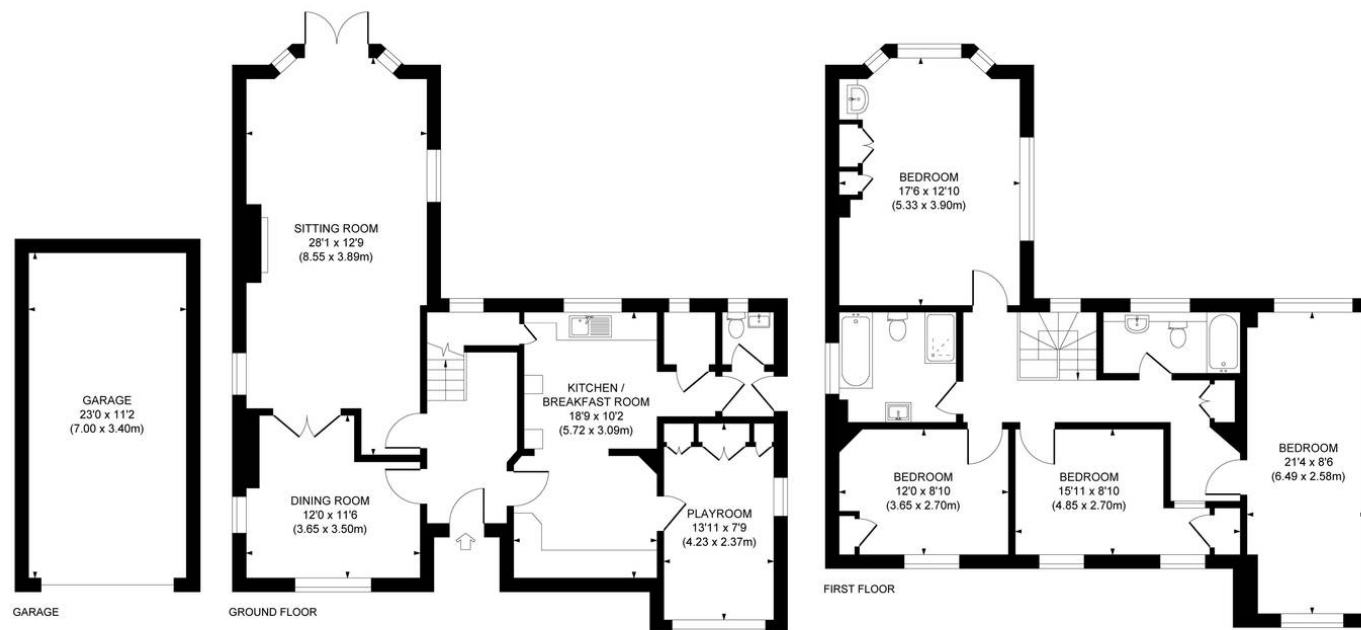
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Approximate Gross Internal Area

Main House 1,813 sq. ft / 168.44 sq. m

Garage 256 sq. ft / 23.80 sq. m

Total 2,069 sq. ft / 192.24 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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