



**MANSELL
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16 Munnion Road, Ardingly, West Sussex, RH17 6RP

Guide Price £562,500 Freehold



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****PLEASE WATCH VIEWING VIDEO****

A tucked away 3 Bedroom, 2 Bath/Shower link-detached village property built by Munnion in 1964. Excellent scope for alteration / enlargement (STPP) to create your own home!

- **Vacant Possession + No Chain**
- **Entrance Hall** stairs to first floor
- Double aspect bay fronted **Sitting Room** feature open fireplace
- Separate **Dining room** with door to garden
- **Kitchen** fitted range of units, space for appliances, Ideal Mexico 2 gas boiler, storage + side door
- **Utility Room/Shower Room/WC** plumbing for appliances and door to garden. Shower cubicle, low level WC + wash basin
- **First Floor** landing - side window, airing cupboard and loft hatch (ladder + lighting)
- **3 Bedrooms** (2 Doubles + 1 Single all with built-in storage)
- **Family Bathroom** coloured suite, bath, low level WC, wash basin and side window
- Gas fired central heating + double glazed/secondary glazing/solar panels/parquet wood flooring
- Lawned **Front Garden** (Frontage - 42' wide)
- **27' Private Driveway** block paved for 2 vehicles
- **Single Garage** electric up and over door, power, lighting, solar panel inverter / battery
- **50' x 40' South East Rear Garden** patio, lawn, small pond, greenhouse, summerhouse and timber fencing

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EPC Rating: C and Council Tax Band: E

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

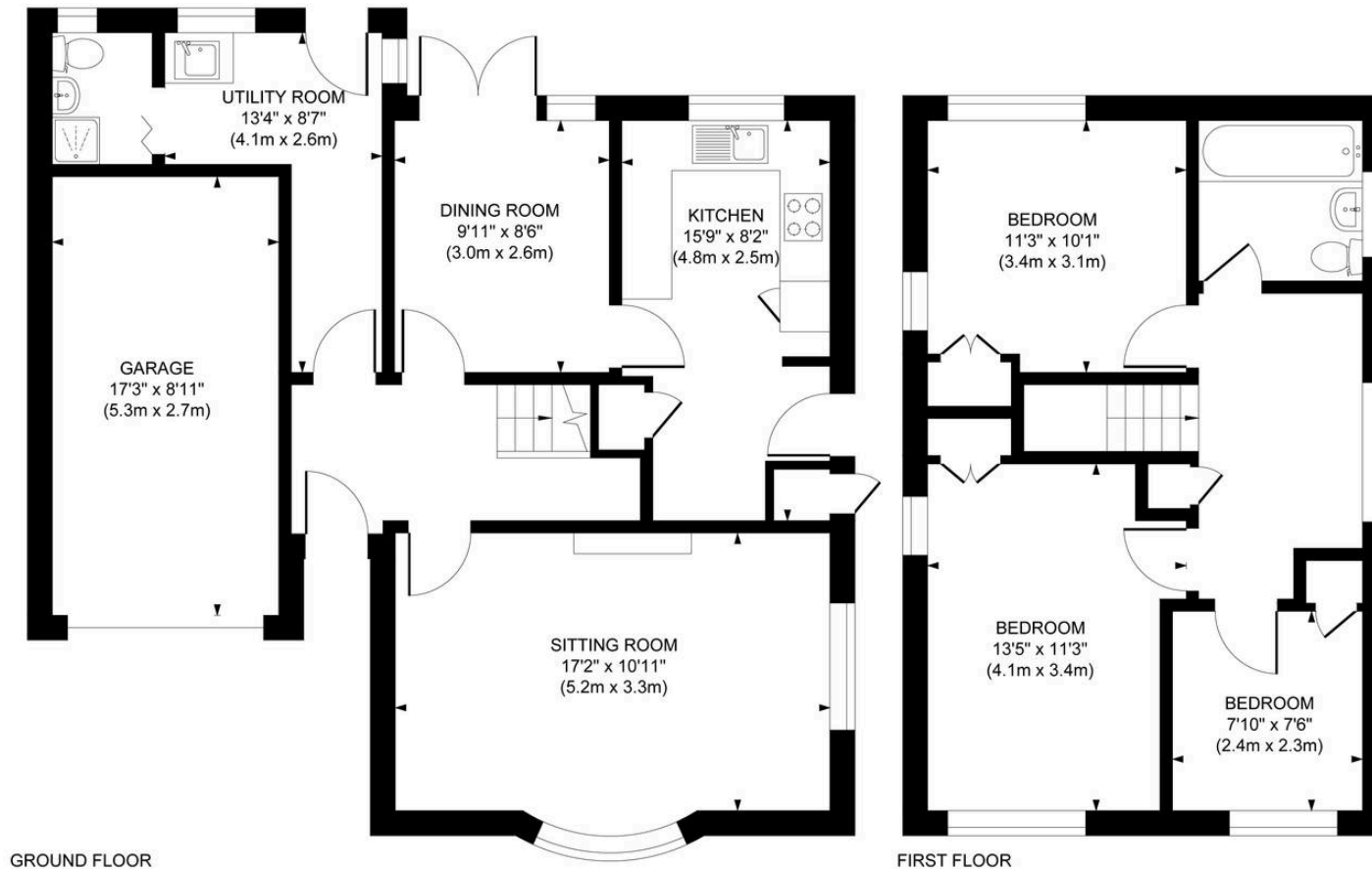
STATION - Haywards Heath mainline railway station provides fast and regular services to London (Victoria/London Bridge 47 mins), Gatwick Airport and the South coast (Brighton 20 mins). Alternatively, neighbouring Balcombe also has a railway station.

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
1226 sq. ft / 113.89 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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