

MANSELL McTAGGART
Trusted since 1947

4 Munnion Road, Ardingly, West Sussex, RH17 6RP

Guide Price £625,000 Freehold







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PLEASE WATCH VIEWING VIDEO

A well presented and extended 4 Bedroom linked-detached family home with 3 Reception Rooms and 2 Bath / Shower Room situated in the heart of this sought after Mid-Sussex village.

- **Reception Hall** stairs to first floor
- Ground floor **Cloakroom/WC** fitted with a white suite
- Double aspect **Living Room** stone fireplace
- Extended family **Dining Room** with space for Study Area
- Extended **Kitchen / Breakfast Room** fitted range of units and appliances and double doors to garden
- Adjoining **Utility Room** space and plumbing for domestic appliances, wall mounted gas boiler and side door
- **First Floor** - landing with storage, loft hatch and side window
- **Principle Bedroom** front window
- **En-Suite Shower Room** fitted white suite
- **3 Further Bedrooms**
- **Family Bathroom** fitted with a white suite
- **37' x 36' Frontage**
- **Private Driveway** for 2 vehicles
- **Garage** up and over door, rear door to garden
- **North Facing Rear Garden** (52' x 37') with full width patio, shed and timber fencing
- Gas central heating + uPVC double glazing.
- **Walking distance** of Primary School, Ardingly College, South of England Showground and local shops

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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.

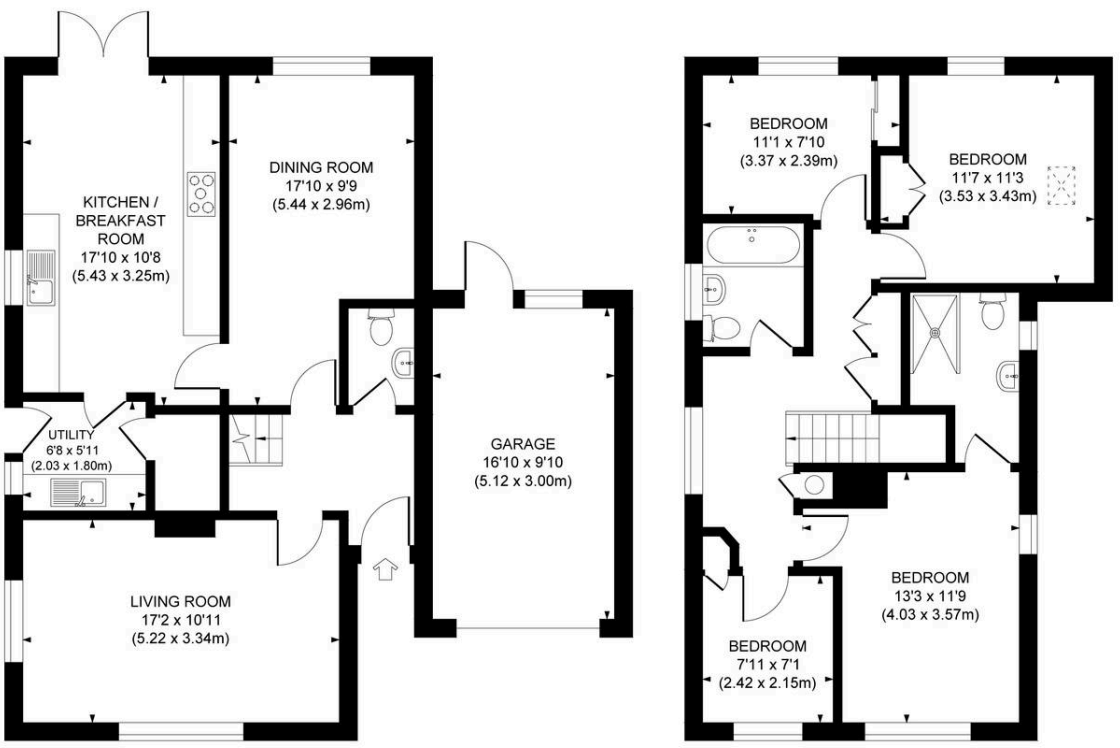
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Approximate Gross Internal Area
Main House 1,348 sq. ft / 125.25 sq. m
Garage 165 sq. ft / 15.37 sq. m
Total 1,513 sq. ft / 140.62 sq. m



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 Agents

53A High Street, Lindfield, West Sussex, RH16 2HN

01444 484084

lind@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/lindfield

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