



**MANSELL
McTAGGART**
— Trusted since 1947 —



9 Munnion Road, Ardingly, West Sussex, RH17 6RR

Guide Price **£450,000 – £465,000 Freehold**



9 Munnion Road, Ardingly, West Sussex, RH17 6RR

AVAILABLE WITH NO ONWARD CHAIN

**A spacious and tucked away 2 Double Bedroom
semi-detached village bungalow + South West
Facing Rear Garden + Parking**

- **Entrance Hall** wood flooring plus loft hatch
- **Kitchen** re-fitted with a range of units at eye and base level, gas hob, integral fridge / freezer, sink unit, space for appliances, rear window and side door
- **Bedroom 1** fitted wardrobes and front window
- **Bedroom 2** built-in cupboard and rear window
- **Shower Room** re-fitted with a modern white suite, low level WC, wash basin and walk-in shower
- **Living Room** feature fireplace with stone surround, front window and sliding doors
- Generous 18'9 x 10'2 **Conservatory** Sitting and Dining areas with windows on two sides, 2 radiators to facilitate all year round use, lean-to roof and double doors to garden
- 65' x 38' **South West Rear Garden** paved patio, shaped lawn, crazy paved pathway, timber summerhouse, fenced boundaries, side access, mature plants, flowers and shrubs plus rear gate
- **Off Road Parking** to the rear (30' deep x 40' max wide) – accessed via Hobdens Lane
- Gas fired central heating to radiators (replacement boiler)
- Double glazed windows



9 Munnion Road, Ardingly, West Sussex, RH17 6RR

EPC Rating: C and Council Tax Band: C

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.

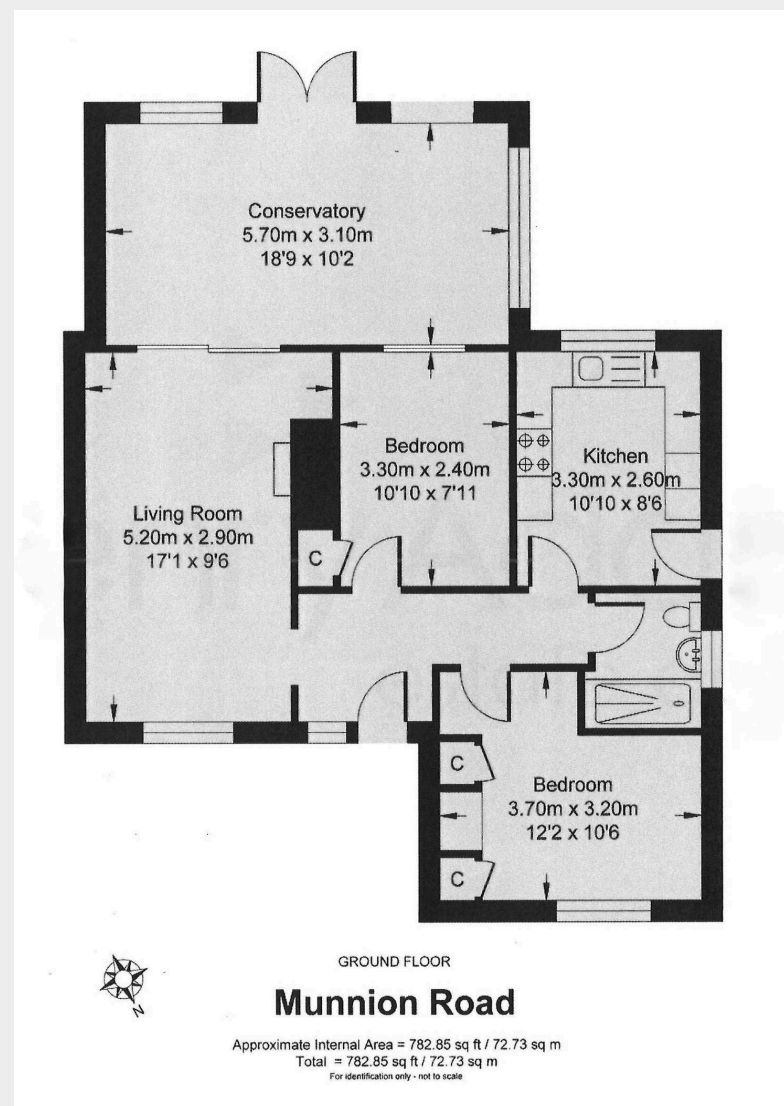
SCHOOLS – There is St Peters Primary School in the village plus Ardingly College located nearby. Children from the village fall into the catchment area for Oathall Community College (secondary school) for which there is a bus service.

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.

**MANSELL
McTAGGART**
— Trusted since 1947 —





Mansell McTaggart Estate Agents

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

01444 484084

lind@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/lindfield

**MANSELL
McTAGGART**
Trusted since 1947

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.