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**23 Munnion Road, Ardingly, West Sussex, RH17 6RT**

**Guide Price £750,000 Freehold**



## 23 Munnion Road, Ardingly, West Sussex, RH17 6RT

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

**A wonderfully extended link-detached and highly flexible village family home. 4 Bedrooms, 3 Receptions, 2 Bath/Shower Rooms + tucked away location + fantastic Rear Views**

**Updated and extended in 2000 and again in 2018 creating spacious living accommodation**

- **Entrance Porch** glazed double doors
- **Reception Hall** beautiful wood block flooring, storage + stairs to first floor
- **Sitting Room** front window + feature wood burner fitted Dec '21
- **Dining Room** 2 new side windows (2025)
- Extended open plan **Kitchen / Breakfast / Family Room** extensive fitted units, worksurfaces, appliances, ceiling infrared radiator, bi-folding doors + space for cooker
- **Study / Play Area** flexible space, return doors to Dining Room
- **Utility Room** (re-fitted 2018) units, sink, space for washing machine
- **Cloakroom/WC** white suite (re-fitted 2019)
- **First Floor** - landing, airing/linen cupboards, loft hatch (light/part boarded + gas boiler)
- **Principle Bedroom** built-in wardrobes
- **En-Suite Shower Room** (re-fitted 2019) modern white suite
- Separate **Family Bath/Shower Room** (re-fitted 2019) enclosed bath, shower cubicle, low level WC and wash basin
- Gas central heating, double glazing + Solar Panels



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**EPC Rating: B and Council Tax Band: F**

- **Private Driveway** for one vehicle (room to widen, if required) + EV charging point, leading to the **Garage** up and over door
- Mature **North West Facing Rear Garden** paved patios, timber deck seating area, vegetable beds, lower garden and wonderful views over fields behind (100' x 37')

**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 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.

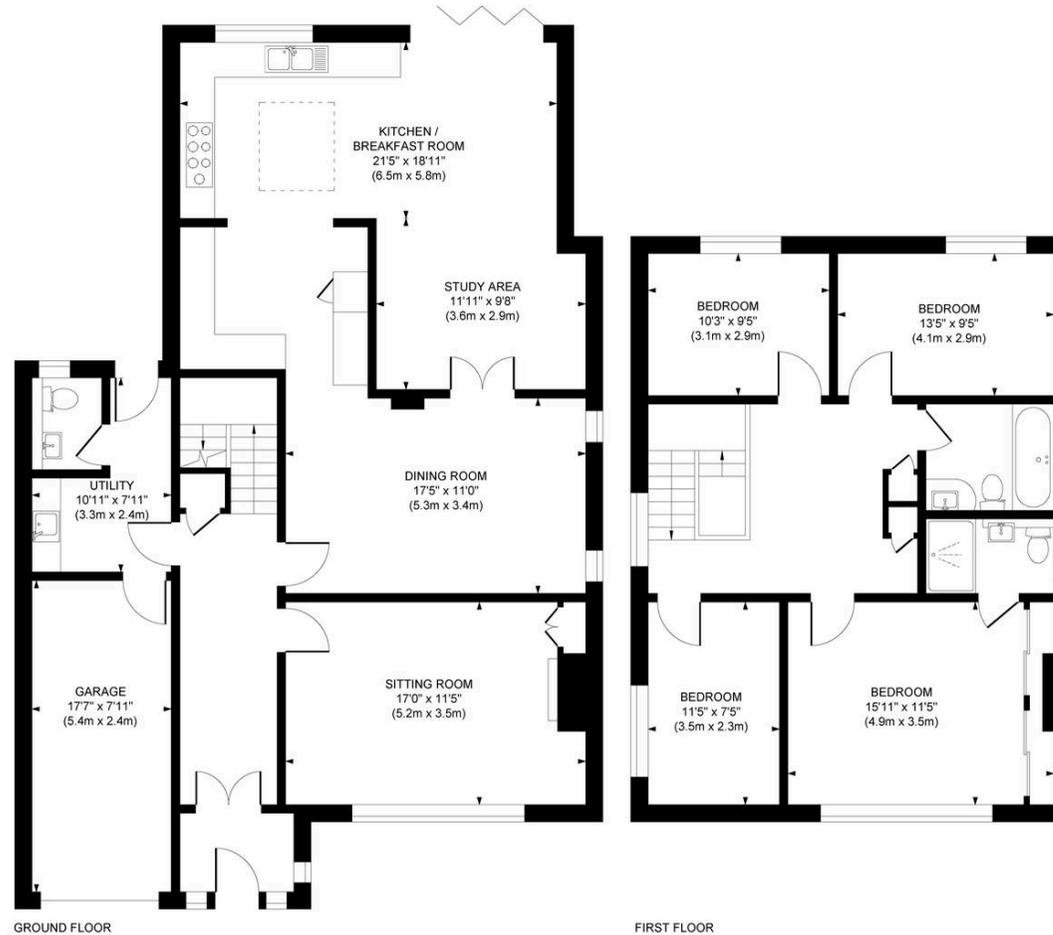
**SCHOOLS** - St Peters Primary School is in the village plus Ardingly College is located nearby. Children from the village fall into the catchment area for Oathall Community College (secondary school) for which there is a bus service.

**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.



Approximate Gross Internal Area  
1965 sq. ft / 182.58 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

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