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**Flat 7, Hapstead House, Hett Close, Ardingly, RH17 6TE**

**Guide Price £485,000 Leasehold + Share of Freehold**



## Flat 7, Hapstead House, Hett Close, Ardingly, RH17 6TE

**\*\* STUNNING VIEWS & COMMUNAL GARDENS \*\***

**A charming and unique 2 Double Bedroom, 2 Bath / Shower Room first floor apartment within this private stone built Victorian mansion sympathetically converted into apartments by Gleeson Homes in 2000.**

The bright and spacious accommodation extends to 1,135 sq ft and comprises:

**Security Entrance** into the Inner Hall / **Lobby** - feature wooden staircase. **First Floor** - Private front door into the **Lobby** with fuse box, security intercom. Door into **Reception Hall** doors to all rooms + loft hatch (ladder/ lighting). **Sitting Room** feature gas fireplace, stone surround, hearth / mantle, shelving, cupboards, tall sash window enjoying rear views. **Kitchen / Breakfast Room** fitted units, fridge, freezer, oven, gas hob, space and plumbing for washing machine / dishwasher, gas Worcester boiler (new 2020), storage, space for table / chairs + sash windows overlooking the gardens. **Principle Bedroom** fitted wardrobes + tall front sash window. **En-Suite Shower Room** white suite, low level WC, wash basin, double sized shower cubicle, cabinet, shaver point, tiled floor and extractor. **Bedroom 2** generous double bedroom, wardrobes, cupboards / drawers + front sash window. **Bathroom** white suite, low level WC, wash basin, bath / shower attachment, extractor, tiled floor / part tiled walls.

**Benefits** include gas central heating, basement storage, high ceilings, timber framed double glazing and security entry system.

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**EPC rating: B and Council Tax Band: E**

**Outside** – mature landscaped communal grounds of circa 3 acres. **Parking Area** located to the South of the main house with **Allocated Parking** for one vehicle + visitors' spaces accessed via security gates.

**Leasehold:** 125 years from 1st January 2000. **Service Charge & Ground Rent:** £ TBA (per quarter) – includes buildings insurance, outside lighting, gardening, landscaping, maintenance of the buildings / communal areas and contingency fund.

**Managing Agent:** RH & RW Clutton, 92 High Street, East Grinstead, RH19 3DF (01342 410122)

**LOCATION** – This attractive former mansion is located at the north eastern end of Ardingly High Street. The village has a traditional range of shops including a bakery, several pubs, sports clubs, primary school, 180 acre Ardingly Reservoir, South of England Showground and beautiful countryside.

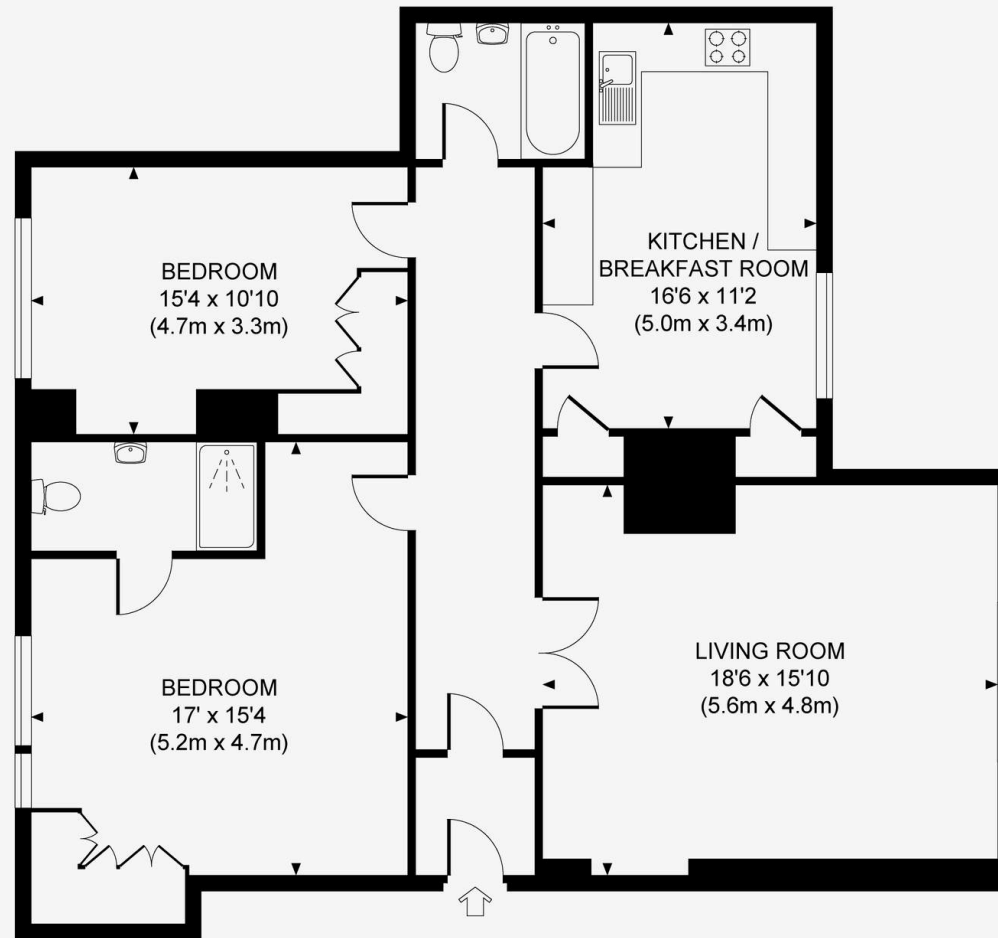
**SCHOOLS** – Ardingly College is an impressive independent school for children of all ages and is located on the southern side of the village.

**STATION** – Haywards Heath mainline railway station is approx 5 miles and provides fast links to London (Victoria/London Bridge 45 mins, Gatwick Airport 15 mins / Brighton 20 mins).

**BY ROAD** – Access to the surrounding areas via the B2028 and A/M23 which lies approx 6 miles to the north linking Gatwick Airport and M25. **Distances** (approx miles): Lindfield High Street (3.4), Balcombe Station (3.5), Haywards Heath Station (4), Gatwick Airport (12).



Approximate Gross Internal Area  
1135 sq ft / 105.4 sq m



## Mansell McTaggart Estate Agents

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