



**MANSELL
McTAGGART**
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1 Sumners, College Road, Ardingly, West Sussex, RH17 6SA

Guide Price **£875,000 Freehold**



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A fabulous 3 Bedroom Detached Bungalow (1,490 sq ft) situated on a generous Corner Plot

Sought after Private Road and the property has undergone a programme of refurbishment and extension over recent years

- Block paved **Private Driveway** for several vehicles + attached **Double Garage**
- **Reception Hall** storage
- **Cloakroom/WC** fitted white suite
- Separate **Utility Room** + drying cupboard and Worcester gas fired boiler
- Beautiful **Kitchen / Breakfast Room** re-fitted with a range of units and appliances, Quooker boiling water tap, Siemens quiet dishwasher, Fisher Paykel fridge/freezer, Bora induction hob + downdraft extractor venting to exterior
- Adjoining **Dining Room** doors to garden
- Triple aspect **Sitting Room** Eco log burner + doors to garden
- New windows / doors, restored original parquet flooring, new consumer unit, smart electricity meter + EV charging point
- **Bedroom 1** extensive wardrobes
- **Bedroom 2** pull down Murphy bed + adjoining **Home Office** (potential for En-Suite)
- **Bedroom 3** fitted shelving and desk
- Re-designed modern **Family Shower Room** underfloor heating
- Wonderful **Side & Rear Gardens** - vegetable and flower gardens + spacious lawned garden



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EPC Rating: C and Council Tax Band: F

LOCATION - 'Sumners' is a no through private road located off College Road, walking distance of the High Street with its variety of local shops and stores, Fellows Bakery and public houses. The renowned and picturesque 180 acre Ardingly Reservoir is also nearby and offers many water sports activities in addition to pleasant walks around its peninsula. Ardingly is located in the High Weald area of outstanding natural beauty.

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.

SCHOOLS - St Peter's CE Primary School, Ardingly (0.6 miles). Oathall Community College Secondary School (3 miles). The local area is well served by several independent schools including: Great Walstead (3.7 miles) and Ardingly College (0.3 miles).

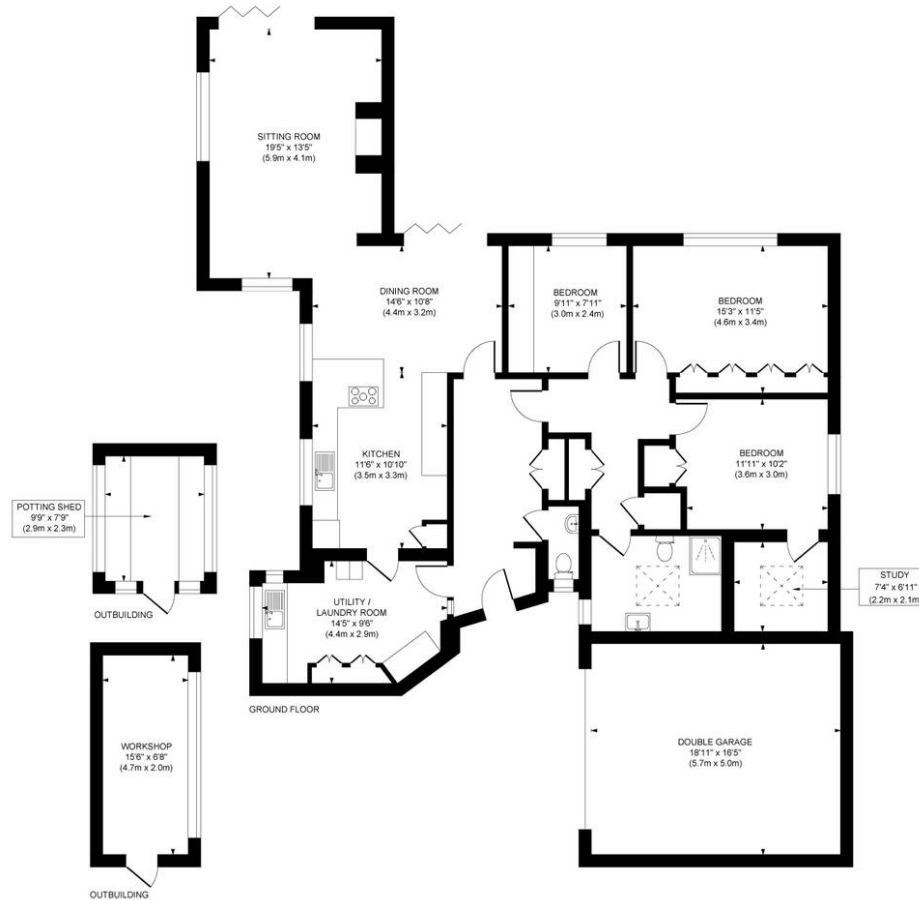
STATION - Haywards Heath mainline railway station (3.3 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).



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Approximate Gross Internal Area

Main House 1490 sq. ft / 138.39 sq. m
Garage 319 sq. ft / 29.60 sq. m
Outbuildings 178 sq. ft / 16.58 sq. m
Total 1987 sq. ft / 184.57 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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