



**MANSELL
McTAGGART**
Trusted since 1947



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

Guide Price **£695,000 Freehold**



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PLEASE WATCH VIEWING VIDEO

A well presented and extended 4 Bedroom detached village family home + 3 Receptions + 2 Bath/Showers (1,665 sq ft) situated on a sunny South West Facing Corner Plot

- **Reception Hall** storage and stairs to first floor
- Separate **TV Room / Home Study**
- Double aspect family **Sitting Room** front window and sliding doors to garden
- Open plan extended **Kitchen / Dining Room** range of fitted units and appliances, space for table / chairs + doors to rear garden
- **Utility Room** sink unit, space for washer and dryer, door into garage
- Ground Floor **Bedroom 4** window overlooking the garden
- **Shower Room** tiled cubicle and wash basin
- Separate **Cloakroom/WC** fitted white suite
- **First Floor** - landing with loft hatch
- Double aspect **Bedroom 1** with built-in wardrobes
- **Bedroom 2** side window
- **Bedroom 3** front window
- **Family Bathroom** re-fitted with a white suite
- **Private Driveway** for one vehicle, room to widen if required
- Semi-integral 16'4 × 8'0 **Garage** up and over door plus personal side door
- **Private and Mature Gardens** patio and lawns on three sides plus timber fencing
- Gas fired central heating + uPVC double glazing + some recent re-decoration



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EPC Rating: C and Council Tax Band: F

LOCATION

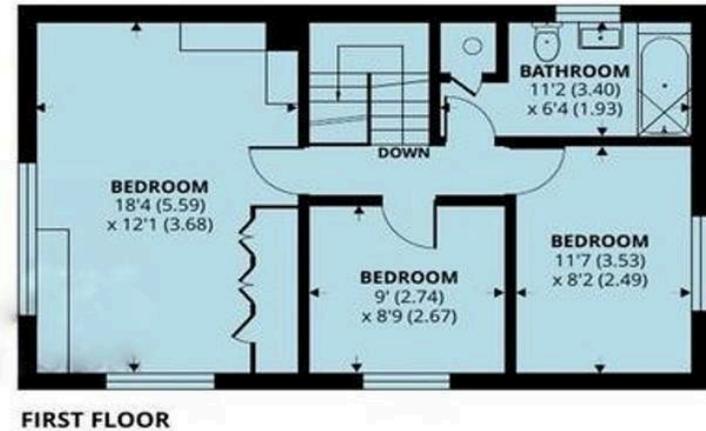
Munnion Road is a no through road located off College Road. Ardingly is located in the High Weald area of outstanding natural beauty and benefits from a central High Street with shops and stores, including Fellows Bakery and public houses. The picturesque 180 acre Ardingly Reservoir is within walking 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.





Approximate Area = 1665 sq ft / 154.6 sq m (includes garage)

For identification only - Not to scale

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