



**MANSELL
McTAGGART**
— Trusted since 1947 —

'Bay Tree Cottage' 53 High Street, Ardingly, West Sussex, RH17 6TB

Guide Price **£485,000 Freehold**



53 High Street, Ardingly, West Sussex, RH17 6TB

PLEASE WATCH VIEWING VIDEO

A charming and well presented 3 storey Victorian family home set in the heart of this popular Mid-Sussex village with 3 Bedrooms and 2 Bath/Shower Rooms + South West Garden

- Convenient walking distance of all local facilities, open countryside, the South of England Showground and highly regarded local schooling
- **Entrance Hall** wood stripped floor and stairs to first floor
- Wonderful open plan **Sitting / Dining Room** with fireplace, storage and shelving + woodburner and deep storage cupboard
- **Kitchen** re-fitted (2012) with an attractive range of oak finished shaker style units + integral domestic appliances
- Ground floor **Family Bathroom** fitted with a white suite
- **First Floor** - landing and rear window
- **Bedrooms 2 and 3**
- **Top Floor** - double aspect **Principle Bedroom** loft hatch, front and rear windows
- **En-Suite Shower Room** fitted with a white suite
- Replacement double glazed sash windows
- Gas fired central heating to radiators
- Boarded loft space + re-roofed (2011)
- 34' x 18' **South West facing Rear Garden** re-landscaped in 2023



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EPC Rating: D and Council Tax Band: D

LOCATION

The property is situated right in the heart of the village with its variety of local shops and stores, including a post office, Fellows Bakery and public houses. The renowned and picturesque 180 acre Ardingly Reservoir is also within walking distance 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 C E Primary, Ardingly (0.5 miles). Oathall Community College (Secondary) Lindfield (3.7 miles). The local area is well served by several **Independent Schools** including: Great Walstead (3.9 miles) and Ardingly College (0.8 miles)

STATION - Haywards Heath mainline railway station (3.6 miles) provides fast and regular commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the South coast (Brighton 20 mins).

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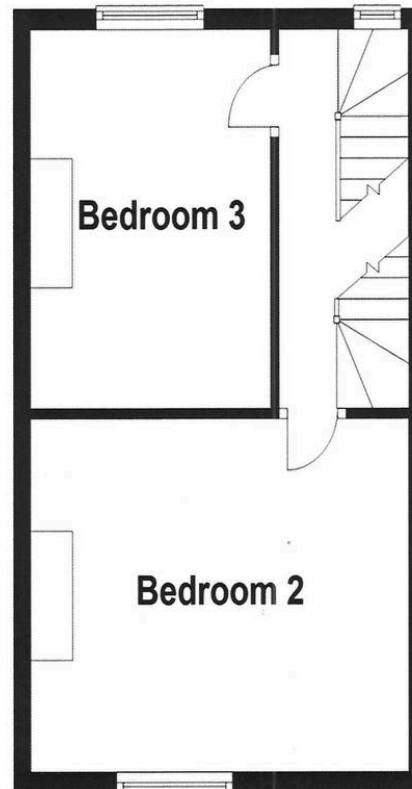
Split Level Ground Floor

Approx. 47.6 sq. metres (512.6 sq. feet)



First Floor

Approx. 32.4 sq. metres (348.6 sq. feet)



Second Floor

Approx. 24.7 sq. metres (265.8 sq. feet)



TOTAL: 1,127 SQ FT

- Lounge/Dining Area: 23'8 x 11'8 (7.22m x 3.56m)
- Kitchen: 13'0 x 6'10 (3.97m x 2.08m)
- Bedroom 2: 14'5 x 11'2 (4.40m x 3.41m)
- Bedroom 3: 12'1 x 8'10 (3.69m x 2.69m)
- Bedroom 1: 15'9 x 13'3 (4.80m x 4.04m)

Mansell McTaggart Estate Agents

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