



**MANSELL
McTAGGART**
Trusted since 1947



Flat 7, Hapstead House, Hett Close, Ardingly, RH17 6TE
Guide Price £430,000 – £450,000 Leasehold + Share of Freehold



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**** 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:** £800.00 (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.

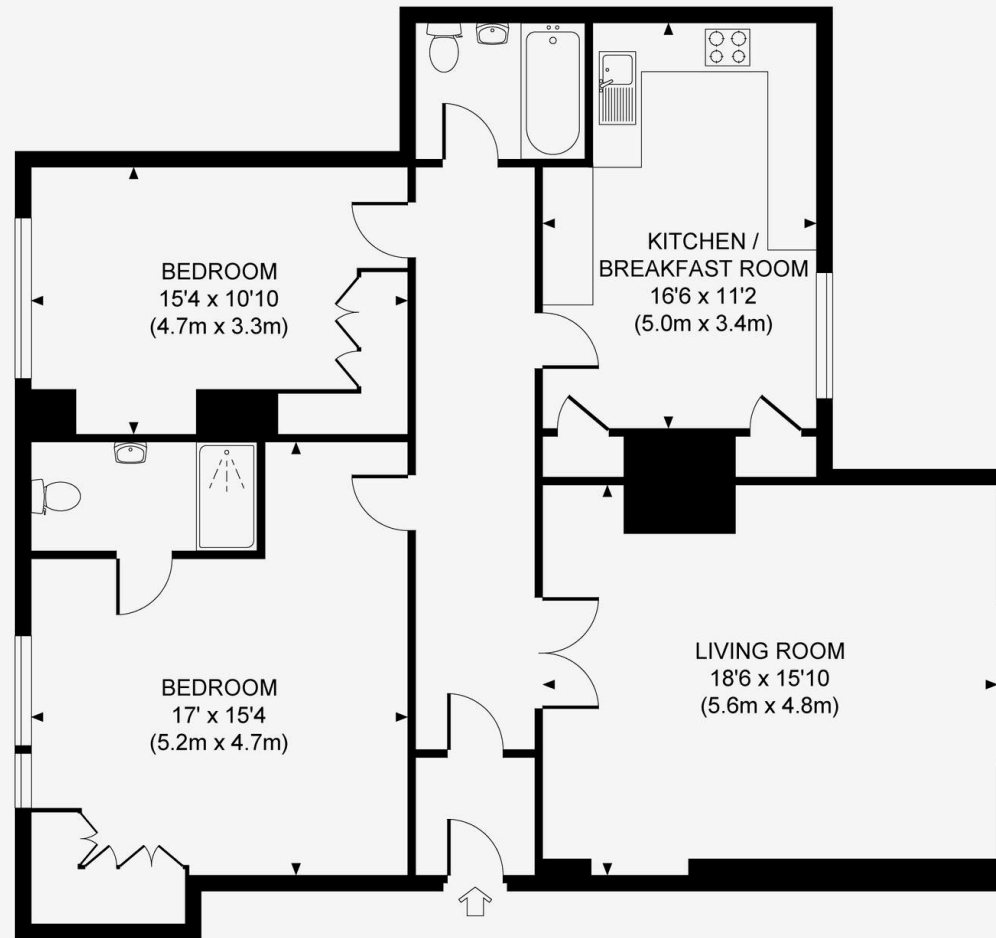
STATION - Haywards Heath mainline railway station is approx 5 miles and provides fast links to London (Victoria/London Bridge 45 mins, Gatwick Airport 15 mins / Brighton 20 mins).

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).

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Approximate Gross Internal Area
1135 sq ft / 105.4 sq m



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