



**Twittens**  
Street Lane, Ardingly, West Sussex, RH17 6UF

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Guide Price £450,000 - Freehold

An attractive and well presented semi-detached village house which has been extended to provide a luxurious home now benefiting from a fitted 'Shaker' style kitchen with built-in appliances and a refitted bathroom on the ground floor and a separate shower room on the first floor. Further benefits include a dining room/conservatory, gas central heating, replacement double glazed windows and the house enjoys a lovely elevated outlook over trees to the front. The rear garden is a particular feature being a good size with many established trees and shrubs and is fully enclosed by timbered fencing.

Pleasantly located in this semi-rural position yet within a short walk of the village centre with its local shops and amenities including bakery, post office/newsagents, public house, parish church and a well regarded primary school is also close by. Haywards Heath is about 3 miles away and provides a wider range of shopping facilities and the main line station with an excellent commuter service to London and Gatwick. Ardingly Reservoir is a short drive away with many outdoor pursuits including fishing, sailing and many fine walks across the delightful surrounding countryside.







PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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