



Stanbridge Way
Ardingly, West Sussex, RH17 6SB



Mark Revill & Co

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£385,000 - Freehold

A well laid out 2 double bedroom detached bungalow providing spacious accommodation including a 22ft L-shaped living room, kitchen/breakfast room and modern shower room. The property benefits from oil fired central heating and replacement double glazing throughout. Outside, there is a garage attached to the rear of the property, a front garden and pleasant, enclosed garden extending to two sides of property providing privacy and seclusion. The property is offered for sale with the further advantage of vacant possession.

Located within easy reach of the village centre providing a range of shops and services including bakers/general store, delicatessen, post office and public house, the property lies close to open countryside providing a natural venue for walking and outdoor pursuits. Haywards Heath town is a short distance away providing a comprehensive range of shopping and leisure facilities together with a mainline train station providing fast links to London and the South Coast.



Outside light point. Double glazed front door to:

Entrance Vestibule Tiled flooring. Double glazed door to:

Hall Built in airing cupboard. Built in coats cupboard. Telephone point. Hatch to roof space. Sliding door to garage. Double glazed replacement door with side panel to:

L-Shaped Living Room 16'7" *narrowing to* 10'3" x 22'11" (5.05m x 6.99m) A bright triple aspect room. 3 radiators. TV aerial point. Double glazed sliding door to front. Double glazed sliding door to garden.

Kitchen/Breakfast Room 12'4" x 9'8" (3.76m x 2.95m) Long fitted work surface with inset stainless steel sink unit and mixer tap with cupboard, plumbing for slimline dishwasher, washing machine and space for tumble dryer below. Inset 4 ring electric hob with extractor above flanked by fitted wall cupboards. Breakfast bar with cupboards and drawers to one side. Concealed oil fired boiler. Space for upright fridge/freezer. Built in 'Bosch' double oven with drawers below, cupboards above and adjacent storage cupboards. Tiled walls. Built in shelved larder cupboard. Double glazed window and door to outside.

Bedroom 1 15'0" x 10'7" (4.57m x 3.23m) Large wall to wall built in wardrobe cupboards with inset dressing table, hanging rails and shelving, with mirrored sliding central doors. Radiator. Double aspect. Telephone point. Double glazed windows.

Bedroom 2 12'5" x 11'6" (3.78m x 3.51m) Built in shelved cupboard. Radiator. Double glazed window.

Modern Shower Room Suite comprising fully tiled shower enclosure with wall mounted shower and adjustable 'jets' with curved glazed screen and inset wash hand basin with adjacent top and cupboards below. Part tiled walls. Tiled flooring. Radiator. Double glazed window.

Separate WC Low level wc with concealed cistern. Tiled flooring. Double glazed window.

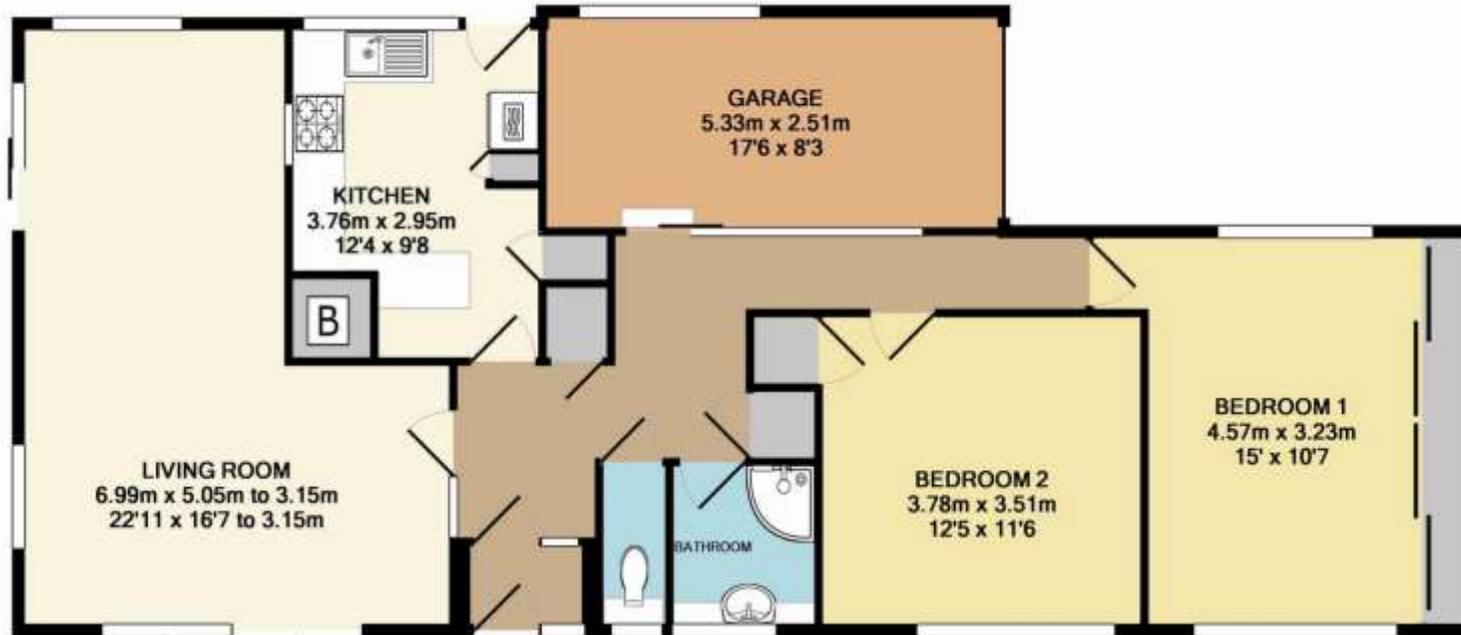
Outside

Attached Garage 17'6" x 8'3" (5.33m x 2.51m) Electronically operated roll door. Light and power. Double glazed window. Wall mounted electric meter and fuseboard. Sliding door to hallway. The garage is approached via a right of way to the side of the property. Oil storage tank. Pathway to the rear of the property leading to the garden.

Front Garden Laid to lawn with mature fir. Gate to:

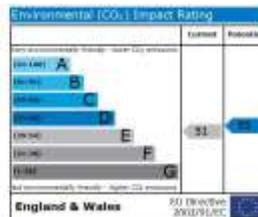
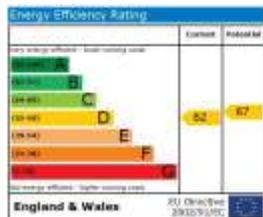
Garden Lying to two sides of the property, with paved terrace adjoining the property. Neat areas of lawn with mature raised shrub bed. Gravelled area. Timber summerhouse. Outside light points and water tap. Fully enclosed by timber fencing and mature conifer hedging providing privacy and seclusion.





TOTAL APPROX. FLOOR AREA 95.0 SQ.M. (1023 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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