



Street Lane, Ardingly, West Sussex, RH17 6UJ



Mark Revill & Co

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Guide Price £650,000 - Freehold

This modern 4 bedroom semi-detached house has been extended and modernised in recent years to provide flexible family accommodation to include a fine open plan refitted kitchen/dining/family room and a further good size sitting room. Additional benefits include a downstairs utility/cloakroom, a spacious refitted bath/shower room, gas heating and double glazed replacement windows and doors. Outside there is a driveway with parking for several cars, a southerly facing rear garden with substantial workshop/store and the main feature of the property is the outlook to the rear over countryside and distant views beyond to the South Downs. N.B. The current conservatory will shortly be changed to a family room with a solid tiled roof and bi-fold doors.

Situated in a popular lane within close proximity to St Peter's C of E primary school and a short walk of the village centre, providing newsagent, bakers/general store, delicatessen and public houses. Ardingly reservoir, the South of England Showground and Wakehurst Gardens, the country estate of the Royal Botanical Gardens, Kew are all within the local vicinity, together with an abundance of footpaths and open countryside. The larger village of Lindfield and Haywards Heath town are within a short drive and provide a further comprehensive range of shopping and leisure facilities together with mainline train station.



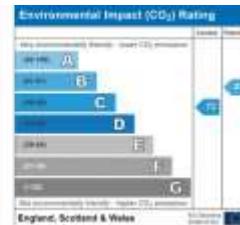
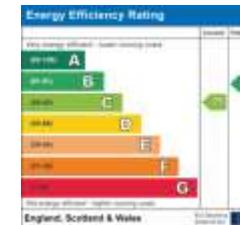




Approximate total area⁽¹⁾

1446.11 ft²

134.35 m²



⁽¹⁾ Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.

**42 High Street
Lindfield
West Sussex, RH16 2HL
01444 484564
lindfield@markrevill.com**

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