



Stanbridge Way
Ardingly, West Sussex, RH17 6



Mark Revill & Co

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Guide Price £575,000 - Freehold

A 4 bedroom link-detached house benefitting from well planned accommodation including a sitting room, dining room, modern kitchen, utility room and refitted shower room on the first floor. The property further benefits from gas fired central heating, replacement double glazing throughout and a ground floor cloakroom. Outside, there is a driveway, attached garage, front garden and a delightful rear garden with favoured southerly aspect. The property is brought to the market with the advantage of no onward chain.

Located in this quiet select cul-de-sac on the southern edge of this popular village close to open countryside. The village centre with local amenities including shops, inns, Parish church and well regarded primary school are all within a short walk. Haywards Heath is about 3 miles to the south and has an excellent main line rail services (London 47 minutes) along with a range of shopping and leisure facilities. Nearby Ardingly reservoir provides many leisure facilities for all the family including fishing, sailing and many walks and a chance to explore the delightful surrounding countryside.







Approximate total area⁽¹⁾
 1179.65 ft²
 109.59 m²

Reduced headroom
 1.92 ft²
 0.18 m²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

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.

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