

MANSELL McTAGGART
Trusted since 1947

5 Stanbridge Way, Ardingly, West Sussex, RH17 6SB

Guide Price £550,000 - £575,000 Freehold







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PLEASE WATCH VIEWING VIDEO

An extended 4 Bedroom link-detached family home with South West Rear Garden, Driveway and Garage situated in the heart of this sought after Mid-Sussex village **NO CHAIN**

- **Entrance Lobby** with **Utility Area** space for domestic appliances and Worcester gas boiler
- **Entrance Hall** storage and stairs to first floor
- **Cloakroom/WC** low level WC and wash basin
- Double aspect **Sitting Room** with sliding patio doors to garden
- **Kitchen** fitted with a range of units, fridge, space for cooker and storage cupboards
- Adjoining generous **Dining Room** extended in 1992 overlooking and accessing the garden
- **First Floor** - front window and loft hatch
- **4 Bedrooms** (2 with built-in wardrobe cupboards)
- Family **Shower Room** re-fitted with a modern white suite
- Gas fired central heating, mostly uPVC double glazed windows + rear cladding to upper elevations (2025)
- **42' x 23' Frontage** with block paved **Private Driveway** for 2 vehicles (room to widen)
- Adjoining **Garage** up and over door, power / lighting
- An established **South West Facing Rear Garden** (53' x 42') full width patio, seating area, shaped lawn, colourful plants, flowers and shrubs plus timber fencing

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EPC Rating: C and Council Tax Band: E

LOCATION

Stanbridge Way is a no through road located off College Road. Ardingly is located in the High Weald area of outstanding natural beauty and benefits from a High Street with shops and stores, including Fellows Bakery and public houses. The picturesque 180 acre Ardingly Reservoir is walking distance and offers water sports activities in addition to pleasant walks. Haywards Heath town centre is 4 miles and offers comprehensive shopping facilities.

SCHOOLS - There is St Peters Primary School in the village plus Ardingly College located nearby. Children from the village fall into the catchment area for Oathall Community College (secondary school).

STATION - Haywards Heath mainline railway station provides fast and regular services to London (Victoria/London Bridge 47 mins), Gatwick Airport and the South Coast (Brighton 20 mins). Alternatively, nearby Balcombe also has a railway station.

BY ROAD - Easy access can be gained to the nearby towns of East Grinstead and Crawley via the B2028 or Junction 10a onto the A/M23.

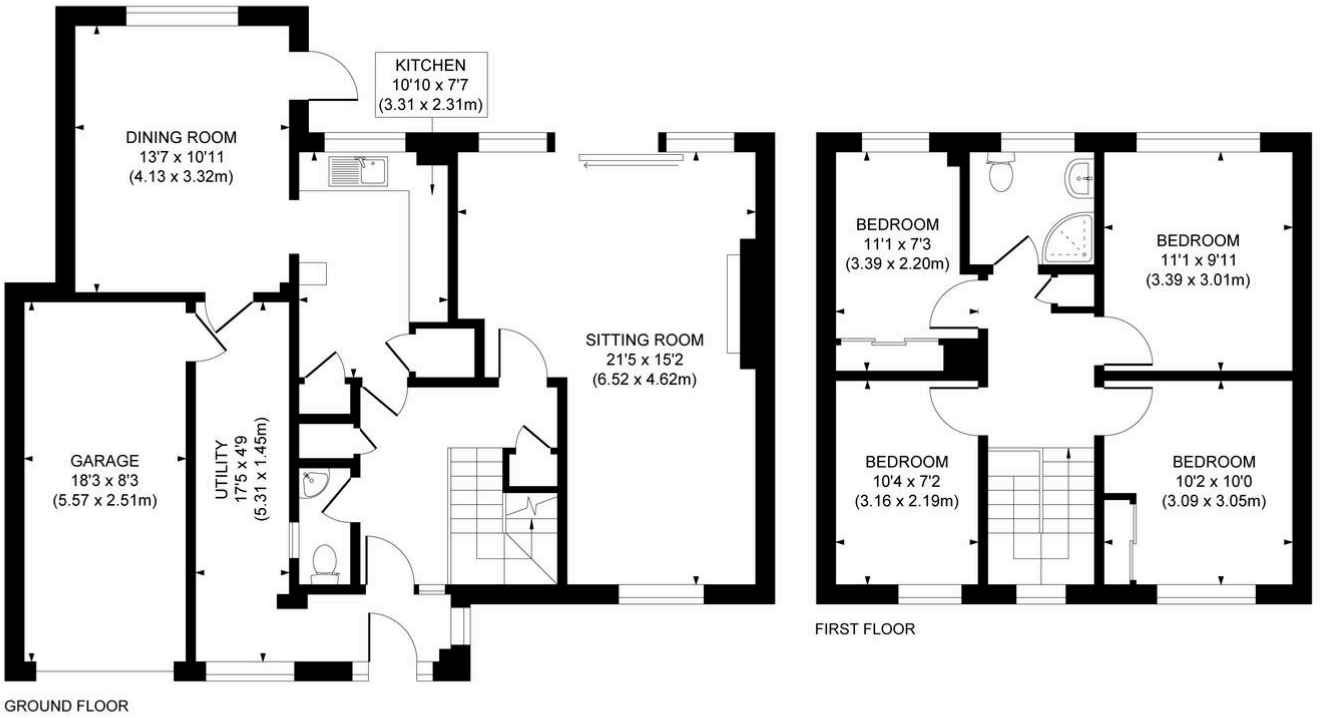
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Approximate Gross Internal Area
Main House 1,301 sq. ft / 120.87 sq. m
Garage 150 sq. ft / 13.98 sq. m
Total 1,451 sq. ft / 134.85 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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