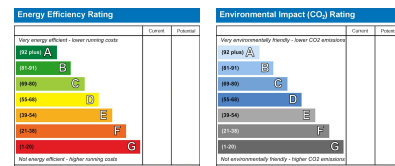
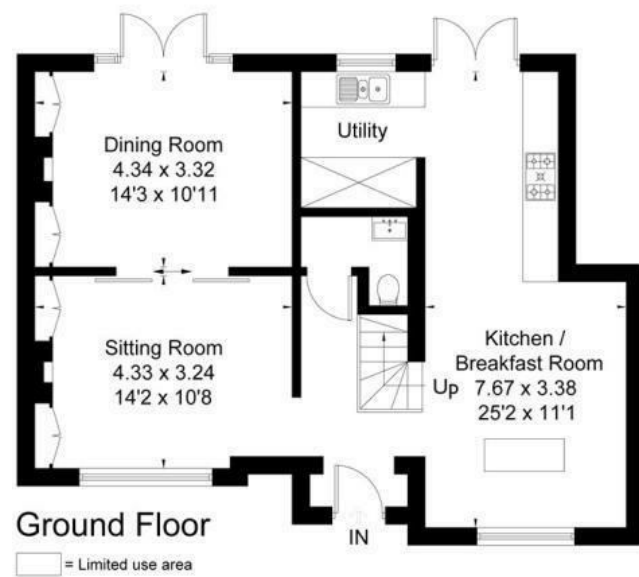


Approximate IPMS2 Floor Area = 134.1 sq m / 1443 sq ft  
 Limited Use Area = 0.8 sq m / 9 sq ft  
**Total = 134.9 sq m / 1452 sq ft**  
 For identification only. Not to scale.  
 © Fourwalls Group



**9 The Close, Ardingly, West Sussex, RH17 6TX**

**Guide Price £700,000 Freehold**

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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.

Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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## 9 The Close, Ardingly, West Sussex, RH17 6TX

What we like...

- \* 1940s semi-detached home with mix of retained character & modern high spec features.
- \* Superb south-west facing garden with large terrace, lawn and sunshine throughout the day.
- \* Peaceful position in quiet close in a sought-after village.
- \* 25ft open plan kitchen/diner with doors on to the garden.
- \* Thriving village with great schools, South of England Showground and beautiful countryside.

### Welcome Home...

If you're looking for a beautifully presented village home that has a superb garden and enjoys a peaceful position then look no further than this fabulous 1930s semi-detached home in The Close, Ardingly.

This extended semi-detached cottage enjoys an elevated position, offering charming views over the village and rolling countryside beyond. Blending period character with modern comfort, this home has been tastefully updated while retaining delightful original features, including three striking 1930s fireplaces.

The heart of the home is the impressive open-plan kitchen/dining/family room - a super space that extends to over 25ft and has been thoughtfully designed by the reputable Hamilton Stone Design. The contemporary kitchen features Corian work surfaces, soft-close cabinetry, and high-quality integrated appliances, including a dishwasher and dual wine coolers, with ample room for a range cooker. Extending the full length of the house (front to back), this sociable area boasts French doors that open onto the rear garden, offering a seamless connection between indoor and outdoor living.

The sitting room, located to the left of the hall, is warm and inviting, with large windows flooding the space with natural light. Sliding doors lead to the second sitting room, allowing for flexible use as either a separate area or a more open-plan layout. French doors provide direct access to the terrace, creating a lovely flow for entertaining. An essential ground floor cloakroom completes the ground floor.

On the first floor, four well-proportioned bedrooms provide excellent accommodation, each benefiting from built-in storage. The principal bedroom enjoys the privacy of its own en-suite, while the remaining bedrooms are served by the family bathroom.

The home has gas fired central heating and has access to a superfast fibre broadband connection.



### Step Outside...

A huge feature of this home is the fully enclosed rear garden which enjoys a south-westerly aspect meaning plenty of sunshine throughout the day. A spacious paved terrace sits adjacent to the house, perfect for al-fresco dining, while a neatly screened lawn area offers additional space for children to play. A timber storage shed provides useful extra storage and there is gated side access.

To the front the home enjoys a gravelled driveway to the front, providing off-street parking.

### Out & About

The Close is a private close lying off College Road close to the centre of Ardingly, which is one of the premier villages that surround Haywards Heath. The reputable St Peters C of E primary school is currently rated by Ofsted as 'good', there are two good pubs (Ardingly Inn and Gardeners Arms), a post office/village store and the well-known Fellows Bakery. The village is surrounded by some of the best countryside in West Sussex, ideal for dog walking. The village is also home to Ardingly College, The Royal Botanical Gardens at Wakehurst Place and the South of England Showground - a vibrant 150-acre estate that hosts a range of concerts and events throughout the year, including the famous 'South of England Show'. The reservoir offers good walking, sailing, canoeing, windsurfing and fishing. Although Ardingly has an array of local shops whilst more comprehensive facilities including a mainline station with services to Victoria and London Bridge (in approx 47 mins) can be found approximately 4 miles distant in Haywards Heath.

### The Specifics

Tenure: Freehold

Title Number: WSX272806

Plot Size: 0.11 acres (total plot - not verified)

Local Authority: Mid Sussex District Council

Council Tax Band: D

Available Broadband Speed: Superfast (up to 79mbps download)

