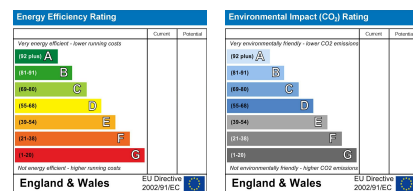


**Approx. Gross Internal Floor Area 1059 sq. ft / 98.42 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
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**6 Lodgelands, Ardingly, West Sussex, RH17 6SD**

**Guide Price £525,000 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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## 6 Lodgelands, Ardingly, West Sussex, RH17 6SD

What we like...

- \* Peaceful, tucked away position with fields to the front & rear.
- \* Good size, level rear garden.
- \* Four good size bedrooms and three bath/shower rooms.
- \* Excellent village primary school and walk of Ardingly College.
- \* Versatile ground floor office/play room.

### The Home...

If you're looking a village home that offers a peaceful, tucked away position and a lovely outlook then look no further than this fabulous four bedroom semi-detached home on Lodgelands, Ardingly. With fields to the front and rear, you're truly nestled in Sussex countryside.

The accommodation, which extends just under 1100 sq ft, has an excellent layout and offers plenty of versatility. The sitting room is an inviting space with the central fireplace providing the natura focal point. This flows through seamlessly to the 17ft kitchen/diner which offers plenty of prep and storage space. The timeless shaker cabinetry sits under contrasting counters.

The utility hides away the noisy appliances and is very handy after a muddy walk with the dogs. There is also a handy ground floor shower room.

The office is perfect for those who work from home. This room could also be used snug, playroom or ground floor bedroom, if required.

On the first floor the main bedroom has its own ensuite shower room and lovely views to the front. There are three further bedrooms – each served by the family bathroom with white suite and overhead shower.

The home has gas fired central heating and is fully double glazed.

### Step Outside...

To the rear is a good size, level garden. The paved terrace is ideal for a barbecue in the summer and level expanse of lawn in perfect for children to play.



To the front is driveway parking and a small garden.

### Out & About....

Ardingly 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 locally famous 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 one of the area's best regarded private schools in Ardingly College, Wakehurst Place (part of Kew Gardens) 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 more comprehensive facilities including Waitrose, Sainsbury's and 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: WSX55301  
Local Authority: Mid Sussex District Council  
Council Tax Band: E  
Available Broadband Speed: Superfast Fibre

We believe this information to be correct but cannot guarantee its accuracy and recommend intending buyers check personally.

