



Selsfield Road

Ardingly, West Sussex. RH17

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A charming end of terrace cottage situated on the edge of the village with potential to extend subject to planning consent.

- Entrance lobby
- Sitting room
- Kitchen
- Rear lobby
- Utility room
- Bathroom
- Landing
- 2 bedrooms
- Workshop
- Parking
- Garden with lawn and terrace



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Property

This well-appointed mid Victorian end of terrace cottage was formerly part of the Wakehurst Estate and is within an Area Of Outstanding Natural Beauty. The front door opens into an entrance lobby with staircase. On one side is the sitting room with working fireplace, while to the other is a kitchen. The kitchen has fitted floor and wall units, wooden worksurfaces, Belfast sink, understairs cupboard, 4 ring gas hob, filter hood and built-in oven. Beyond the kitchen is a rear lobby, utility cupboard and a family bathroom.

Upstairs is a landing either side of which are 2 bedrooms both of which have wardrobes, one with a new gas boiler in 2023 and the other providing access to the roof space.

Plans have been drawn up for an extension, which would mean the cottage would have 3 double bedrooms and 2 bathrooms on the first floor while on the ground floor there would be a hall, cloakroom, utility room, 2 reception rooms and open plan kitchen/diner, while preserving parking for 2 cars. These plans have not been submitted for planning.

Outside

There is a driveway beside the house for parking a number of cars as well as a spot at the front. Beyond is a timber workshop with power connected. The garden is to the rear with a seating area and lawn, which are screened by hedging on each side. At the rear of the cottage is a pedestrian right of way for the neighbouring cottages.



Tenure, Local Authorities and Services

Freehold. All mains services. Gas fired central heating. Mid Sussex DC: 01444 458166. West Sussex CC: 01243 777100. Council tax: Band C.

Directions

From Haywards Heath station head easterly on the B2112. At the roundabout head towards Lindfield and then fork immediately left to Ardingly. In the centre of Ardingly turn left towards Turners Hill on the B2028. Proceed north out of the village past the Showground north gate and the cottage will be found on the right.



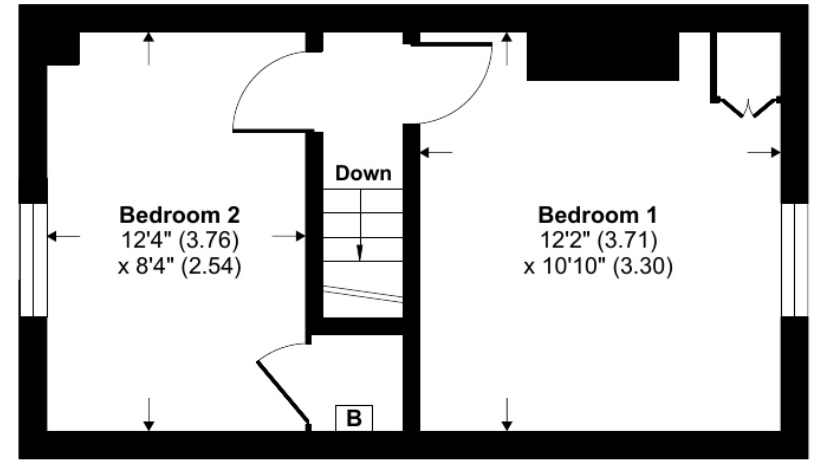
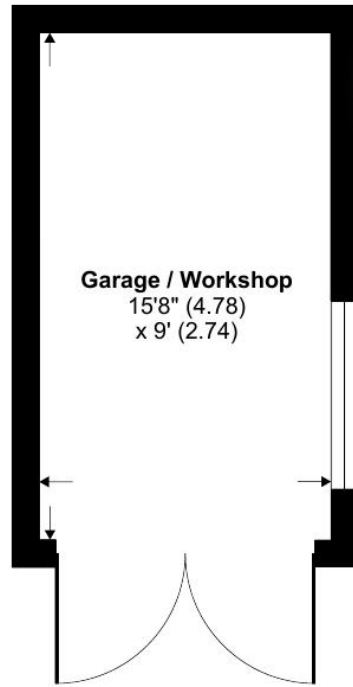
Local Amenities & Communications

Ardingly has a traditional high street lined with pretty cottages, a village store, bakery and pubs (Gardeners Arms) just up the road. The village also has St. Peters C of E Primary school and at the southern edge of the village is Ardingly College, a well-regarded independent school. Across the road from the property is the South of England Showground. Wakehurst is about 1 mile north of the property and Ardingly Reservoir is about 1 mile west of the village.

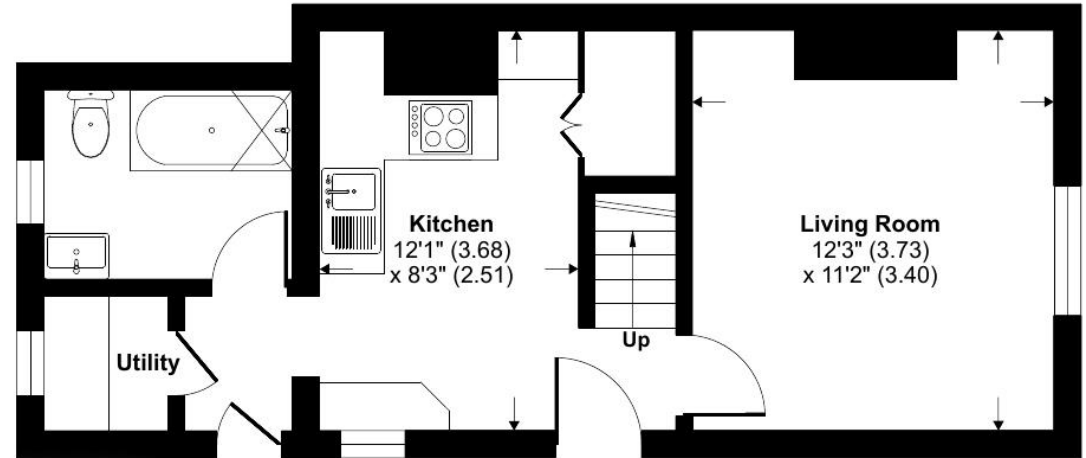
The nearby commuter towns of Haywards Heath, East Grinstead and Crawley are within easy reach and all have railway stations as has Gatwick. There is an extensive range of amenities in all these towns. Ashdown Forest, the Bluebell railway, Kingscote and Bolney vineyards and Lingfield Racecourse are also nearby.



Approximate Area = 649 sq ft / 60.2 sq m
 Garage = 141 sq ft / 13 sq m
 Total = 790 sq ft / 73.2 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Humberts. REF: 1078342

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