



Modern mid-terrace three bedroom townhouse in a private close in the heart of the village

4 Withylands View, Ardingly, Haywards Heath, West Sussex RH17 6TQ

Guide £450,000 Freehold



Entrance hall • Living and dining room • Kitchen • Cloakroom •
Bedroom one with dressing area and en suite shower room •
Two further bedrooms • Bathroom • Front & rear gardens •
Parking space • EPC rating C
No onward chain

About the property

Built in 2002, 4 Withylands View is a mid-terrace townhouse, one of just eight properties within in a gated, private close just off Ardingly High Street. The house is well presented, with neutral decoration throughout, a modern fitted kitchen and white bathroom suites, and is arranged over three floors as can be seen in detail on the floor plan.

To the rear of the house is an east-facing garden, comprising a patio and expanse of lawn; a pathway leads to a gate opening to a covered parking space to the rear.

Agent's Note

Withylands View is a private road. All residents pay an annual charge of £75 for the maintenance of the electronically operated gate.

Local information

Withylands View is situated in the heart of Ardingly village, with far-reaching views to the rear over the surrounding countryside. Ardingly is a popular and thriving village with an active community, situated in the High Weald Area of Outstanding Natural Beauty. It offers a good range of local amenities including a village shop, a primary school, bakery, takeaway, public houses and the South of England Showground, which hosts a number of events throughout the year including the

annual South of England country show.

Lindfield, with its picturesque lime tree-lined High Street, is approximately 2.5 miles to the south, and offers a good range of boutiques and shops, a small supermarket and a number of restaurants and pubs, with further amenities in neighbouring Haywards Heath.

Transport: Haywards Heath (3.5 miles) offers fast and frequent services to London Bridge, London Victoria and St Pancras International (from 42 minutes). The A23 is to the west of Haywards Heath, linking to the motorway network, Gatwick and Heathrow airports and the coast.

Schools: There are a number of highly regarded state and independent schools and colleges in the local area.

Services

Gas fired central heating. All mains services.

Outgoings

Mid Sussex District Council, 01444 458166. Tax band E.

Energy Performance

A copy of the full energy performance certificate is available on request.

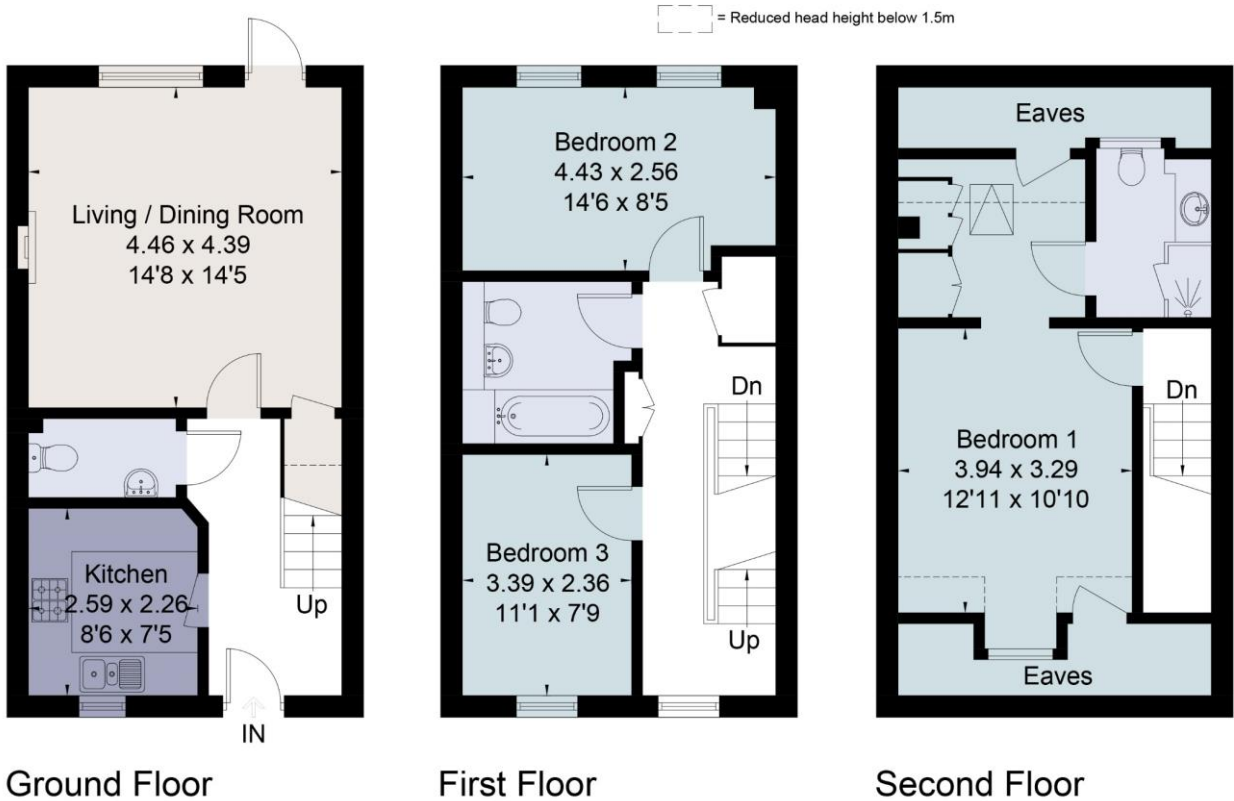
Viewing

Strictly by appointment with Savills on 01444 446000.





Approximate Area = 110.5 sq m / 1189 sq ft
(Including Eaves)
Including Limited Use Area (10.7 sq m / 115 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	71	85
England, Scotland & Wales	EU Directive 2002/91/EC	

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