



9 THE CLOSE
ARDINGLY, WEST SUSSEX

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BEAUTIFULLY PRESENTED SEMI-DETACHED COTTAGE ON A PRIVATE CLOSE IN A POPULAR VILLAGE

9 THE CLOSE, ARDINGLY,
HAYWARDS HEATH, WEST SUSSEX, RH17 6TX

Open plan kitchen/breakfast/family room ♦ sitting room ♦ dining room
♦ cloakroom ♦ 4 bedrooms (1 en suite) ♦ bathroom ♦ garden
♦ off-street parking ♦ EPC rating E

Description

A beautifully presented and recently extended semi-detached cottage, with brick elevations under a tiled roof.

The property is set in a slightly elevated position, with views to the rear over the surrounding village to the countryside beyond, and offers good sized accommodation arranged over two floors.

The property has been updated and is well-presented, with some original features including two 1940s fireplaces (not currently used) complemented by modern décor and features including double glazing to the extension.

The open plan kitchen/breakfast/family room is a particular feature of the house, having been cleverly designed by Hamilton Stone. The kitchen and utility areas have a stunning contemporary finish, with Corian surfaces and soft close units. Integrated appliances include a dishwasher and a pair of wine coolers, and there is space for a range cooker. The room runs the full length of the house, and has French doors to the rear garden, a space for seating and space for table and chairs.

To the left of the entrance hall is the sitting room, which has sliding doors opening to the dining room, creating a flexible space that can be used as one room if required. The room is light, with large windows and French doors opening to the terrace. A cloakroom completes the ground floor.

Situated on the first floor are four bedrooms (one en suite), all with built in storage, and a bathroom.

The floorplans offer an excellent overview of the property, please refer to them for the full layout.

The property has the benefit of a gravelled driveway to the front, offering off street parking. The rear garden is fully enclosed, with a gate to the side offering access.

Adjacent to the house is spacious paved terrace, providing an excellent space for eating al fresco; a hedge screens the remainder of the garden which is laid to lawn. There is a timber storage shed.



Situation

Situated on a private close on the southern side of Ardingly, a popular village to the north of Haywards Heath.

Ardingly has good range of local amenities; comprehensive shopping and entertainment facilities are available at Haywards Heath (3.4 miles) or Crawley (10 miles).

There are many leisure activities available in the area, with bridle paths and footpaths across the surrounding countryside.

There is sailing at Ardingly and golf across the county. Sussex has a vibrant cultural and arts scene, with world-class opera at Glyndebourne, and the annual Brighton Festival presenting a huge programme of theatre, dance, classical music and literary events.

Transport links: there are frequent rail services to London from Haywards Heath, London Bridge/Victoria from 42 minutes. The A23/M23 lies to the west, giving access to Gatwick airport and the coast; to the east the A22 links to the M25. Schools: There are many highly regarded schools in the area, both state and private, including St Peter's CEP School in the village, Ardingly College, Cumnor House, Great Walstead and Worth School.

Directions: From the centre of Haywards Heath head north down Perrymount Road, and at the roundabout take the second exit onto Mill Green Road. Turn right onto College Road; at the next mini roundabout take the first exit onto Portsmouth Lane. Keep forward for about 2.5 miles, The Close is on the left. Follow the close to the end and number 9 is on the left.

Services: Gas fired central heating. All mains services.

Outgoings: Mid Sussex District Council, 01444 458166. Council tax band D(i).

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment with Savills on 01444 446000.

If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

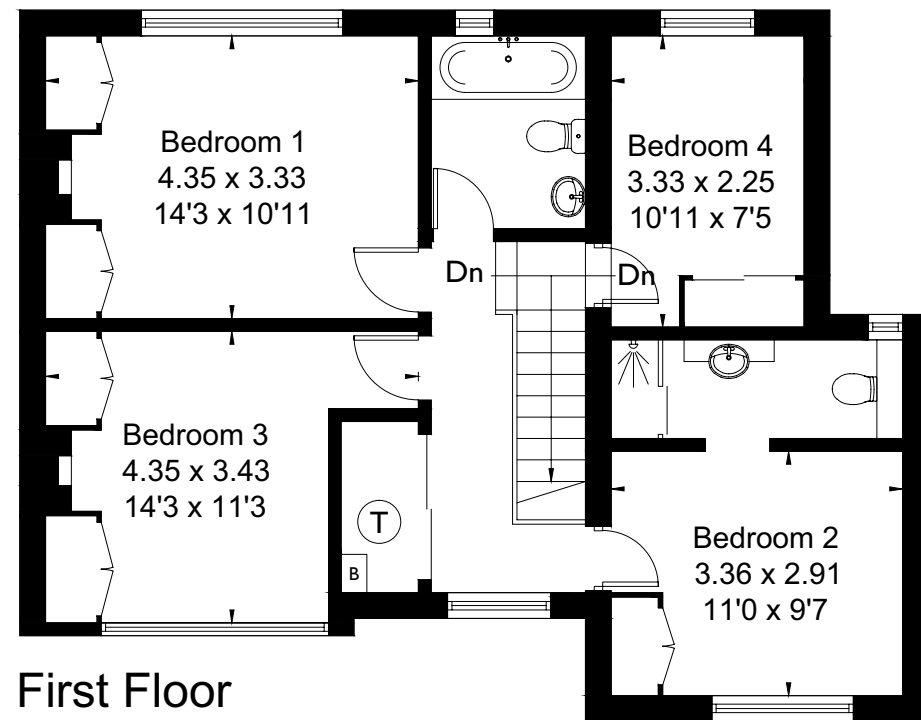
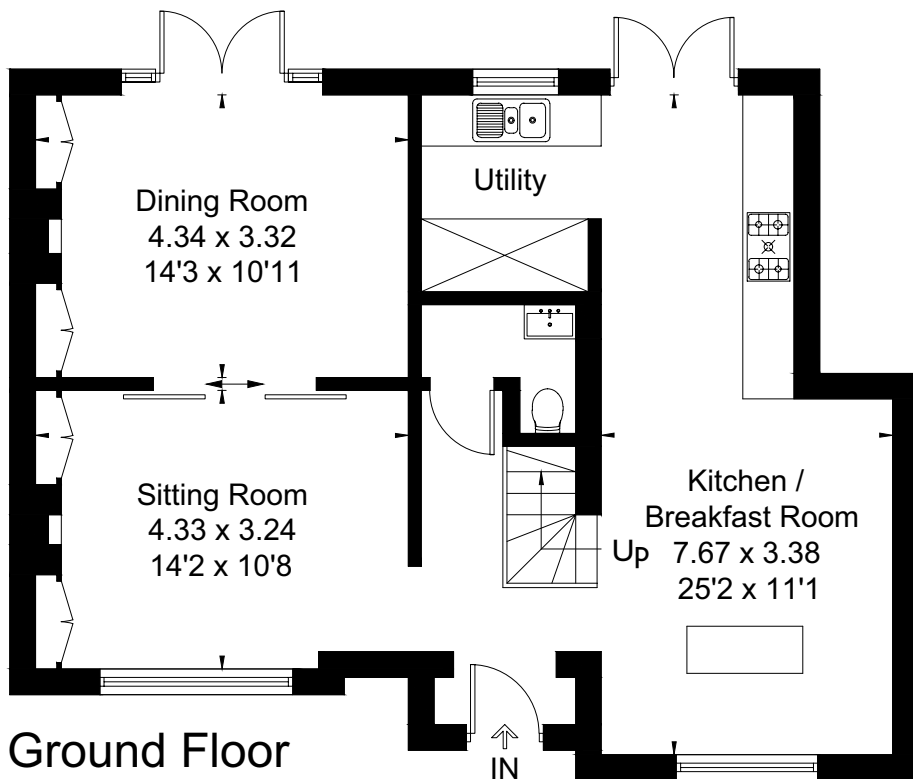


FLOORPLANS

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



Ground Floor

First Floor

= Limited use area

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			