



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

England & Wales EU Directive 2002/91/EC



BRITISH PROPERTY AWARDS
 2022
 ★★★★★
GOLD WINNER
 PSP HOMES
 SOUTH ENGLAND
 (OVERALL)



8 Withylands View, Ardingly, West Sussex, RH17 6TQ

Guide Price £500,000 Freehold

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VIEWING BY APPOINTMENT WITH PSP HOMES
 3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

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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8 Withylands View, Ardingly, West Sussex, RH17 6TQ

Guide Price £500,000 - £525,000

What we like...

- * Great position, in a gated development, in the heart of quintessential Ardingly.
- * Superb through living space with an excellent rear extension and bi-fold doors.
- * Excellent master suite on the top floor. Bedroom, dressing area and en-suite.
- * Glorious rural views.
- * Excellent village with a thriving community and plenty of facilities.

Guide Price £500,000 - £525,000

The Home...

An excellent three bedroom semi-detached mews town house located within Withylands View, a gated development comprising of just eight properties constructed in 2003, conveniently located just off the High Street in the village of Ardingly. The home enjoys a fabulous position to the rear of the development, sitting adjacent to beautiful countryside meaning you can simply walk in to and start enjoying the quintessential English village lifestyle.

The accommodation is spread over three floors with the ground floor incorporating a kitchen with a range of integrated appliances and quite superb through sitting/dining room which is divided by a set of folding doors. This impressive room extends to over 23ft has been created as a result of an impressive extension, with bi-fold doors opening to provide "inside-outside" living during the summer months.

On the first floor is a double bedroom with beautiful rural views, second double bedroom and a family bathroom.

On the second floor is the exceptional master bedroom suite with glorious views across open countryside to the rear and the South Downs to the front. There is also a dressing area and en suite shower room and being on the top floor means there is privacy and seclusion from the rest of the house.

Step Outside...

To the rear is a low maintenance, private garden with artificial lawn and a plethora of pretty plants & shrubs. The property benefits from parking adjacent to the house and access to half of the double car barn. Neatly tucked away in the corner of the garden is a summerhouse that is perfect for those who work from home.



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 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...

Title Number: WSX279724

Local Authority Mid Sussex District Council 01444 458166

Council Tax Band: E

Monthly contribution to communal fund: £5 PCM for upkeep of gates.

Conservation Area: Yes - Ardingly

Available Broadband Speed: Superfast (up to 80mbps)

We believe the above information to be correct but recommend intending buyers check personally before exchange of contracts.

