



**Price**

**£850,000**

**Freehold**

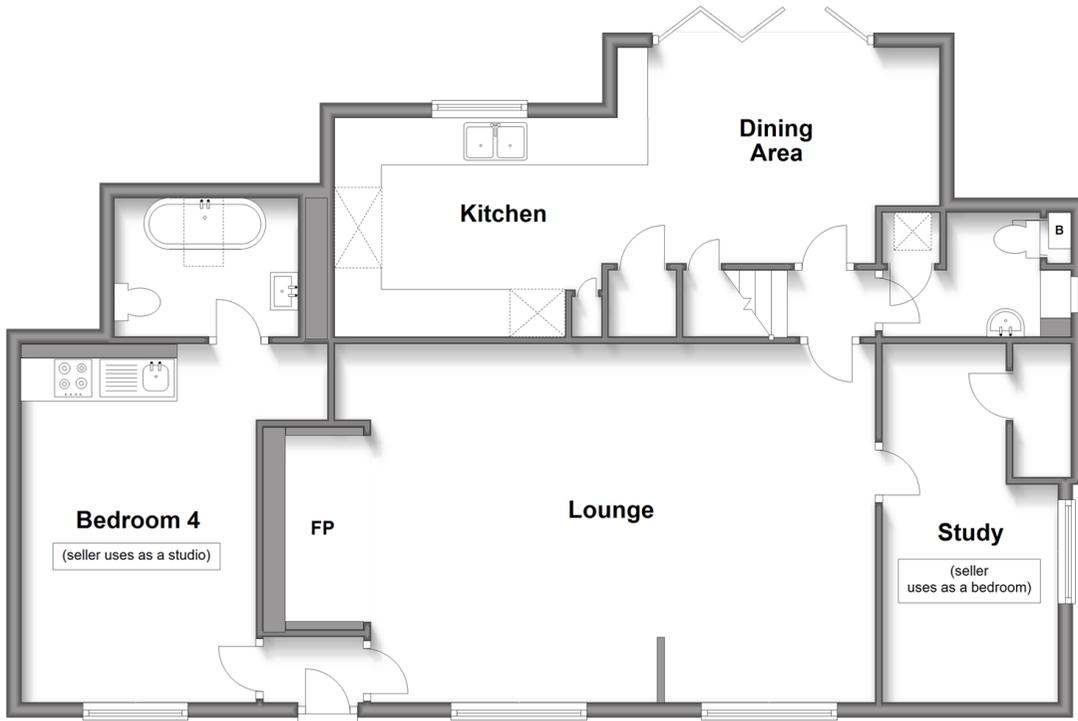
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Ardingly Road, West Hoathly, East  
Grinstead, West Sussex, RH19

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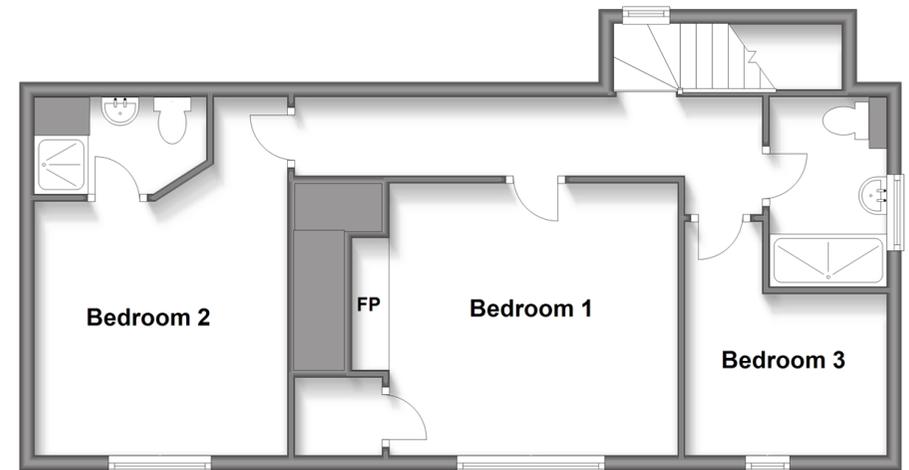
## Ground Floor

Approx. 104.4 sq. metres (1123.2 sq. feet)



## Split Level First Floor

Approx. 58.5 sq. metres (629.4 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Lounge: 22'3 x 15'11 (6.79m x 4.85m)  
Kitchen/Dining Area: 27'6 x 11'10 (8.39m x 3.61m)  
Cloakroom  
Study: 15'11 x 7'10 (4.85m x 2.39m)  
Bedroom 4: 15'11 x 10'5 (4.85m x 3.18m)  
En-Suite Bathroom

### FIRST FLOOR

Landing  
Bedroom 1: 12'8 x 12'5 (3.86m x 3.79m)  
Bedroom 2: 15'11 x 12'6 (4.85m x 3.81m)  
En-Suite Shower Room  
Bedroom 3: 9'7 x 7'4 (2.92m x 2.24m)  
Shower Room

### OUTSIDE

Front & Rear Gardens  
Driveway Parking



## Main features

- Unique, detached, semi rural Grade II Listed house
- Currently configured with a 1 bedroom annex
- Large garden overlooking beautiful woodland
- Oozing character and period features including an Inglenook fireplace and flagstone flooring
- Situated in the West Hoathly/Ardingly border - close to popular schools



### Nearest Schools

Primary Schools: West Hoathly CofE Primary 1.0 miles, Turners Hill CofE Primary 1.4 miles, St Peter's CofE Primary 2.3 miles  
 Secondary Schools: Philpots Manor School 0.8 miles, Worth School 1.8 miles, Ardingly College 3.0 miles



### Transport Information

Train Stations: Balcombe 3.2 miles, East Grinstead 3.9 miles, Three Bridges 4.3 miles



### Address

Ardingly Road, West Hoathly, East Grinstead, West Sussex, RH19



### Directions

For directions to this property please contact us.



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■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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