



# 66 High Street

Ardingly, Haywards Heath, West Sussex, RH17 6TD

Batcheller  
Monkhouse

Our Corner of England

# 66 HIGH STREET

A interesting and unique opportunity to acquire this detached property which currently comprises of a large three/four bedroom residence with separate retail space, garage, off-road parking and rear garden, ideal for redevelopment (subject to planning).

## Ground Floor

- Retail Store to the front with separate Kitchen area and Store
- To the rear of the property with separate access is a Kitchen, Living Room, Dining Room/Bedroom, Bathroom, Conservatory and Study

## First Floor

- Three large double bedrooms
- Family bathroom
- Second kitchen

## Outside

- Parking to the front
- Driveway to the side
- Rear parking
- Rear garden
- Detached double garage with store



## DESCRIPTION

A unique opportunity to acquire this spacious detached property of 2,300 sq. ft. with great potential to remodel or develop (STP), situated centrally within the popular and convenient village of Ardingly.

The property does now require updating and currently offers retail space to the front with a large two-storey residence above and behind.

The main features of the property include:

- **Retail Shop** on the ground floor to the front with doors opening to a **Retail Space** with a separate walk-in **Store** on one end, a **Kitchen** with sink, work surfaces and storage, and a separate WC.
- Accessed via a separate entrance on the side of the building is the **residential property** with double aspect **Living Room** to the rear with electric fireplace.
- Double doors lead from the living room to a **Conservatory** and another door leads from the living room to a **Study** on the rear which has a large built-in cupboard.
- There is a separate **Dining Room/Bedroom** and a **Kitchen** with work surfaces and sink, a range of wall and base units, electric oven, space and plumbing for washing machine and fridge freezer, breakfast bar.
- The ground floor is completed with the **Shower Room** which has a tiled shower cubicle, WC, wash basin, heated towel rail and airing cupboard.

## First Floor

- Steps lead from the hallway up to the first floor which has three large **Double Bedrooms**, all with fitted cupboards.
- **Family Bathroom** with bath with overhead shower, WC and wash basin
- To the rear is a second **Kitchen** with a range of wall and base units, work surface with stainless steel sink, wall mounted oven, electric hob with overhead extractor fan and a pantry.

## OUTSIDE

To the front of the property is a large area of parking in front of the shop. There is a driveway to the side which leads through private gates to a rear parking area in front of a detached double garage with attached store. The garden is laid mainly to lawn with a patio area leading directly from the back of the property and is enclosed by a brick wall. There are several mature trees and shrubs and it has a sunny and private outlook.



## AMENITIES

**Local:** Ardingly offers a range of shops including a post office/village store and bakery and local public house.

**Towns:** Lindfield (3.3 miles), Haywards Heath (4.1 miles), East Grinstead (7.2 miles), Crawley (9.5 miles), Brighton (18 miles).

**Transport:** Haywards Heath Station (3.8 miles) services to London in approximately 45 minutes. Gatwick Airport (12 miles).

**Schools:** St Peters Primary School [www.st-peters-sch.uk](http://www.st-peters-sch.uk), Lindfield Primary Academy [www.lindfieldprimaryacademy.org.uk](http://www.lindfieldprimaryacademy.org.uk), Ardingly College [www.ardingly.com](http://www.ardingly.com), Cumnor House [www.cumnor.co.uk](http://www.cumnor.co.uk), Burgess Hill Girls [www.burgesshillgirls.com](http://www.burgesshillgirls.com), Great Walstead School [www.greatwalstead.co.uk](http://www.greatwalstead.co.uk), Hurst College [www.hppc.co.uk](http://www.hppc.co.uk).

**Leisure:** Haywards Heath Golf Course [www.haywardsheathgolfclub.co.uk](http://www.haywardsheathgolfclub.co.uk), Ardingly Reservoir [www.highweald.org](http://www.highweald.org), South of England Showground [www.seas.org.uk](http://www.seas.org.uk), Wakehurst [www.kew.org/wakehurst](http://www.kew.org/wakehurst), South Downs National Park [www.southdowns.gov.uk](http://www.southdowns.gov.uk).



## DIRECTIONS

Approaching Ardingly on the Lindfield Road, heading north proceed into the village and shortly after passing the hairdressers on your left hand side, the property will be found on your right hand side.

**What3Words:** ///minivans.slanting.structure

### Additional Information

**Local Authority:** Mid Sussex District Council, Haywards Heath, West Sussex- RH16 1SS . Telephone 01444 458166 Website: [www.midsussex.gov.uk](http://www.midsussex.gov.uk).

**Services (not checked or tested):** Mains electricity, gas, drainage and water.

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.nationalhighways.co.uk](http://www.nationalhighways.co.uk), [www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold. Land Registry Title Number: The property is currently unregistered

**EPC:** EPC rating E **Council Tax:** Band F



**GUIDE PRICE £600,000 - £650,000**

## Viewings

For an appointment to view please contact our Haywards Heath Office, telephone 01444 453181

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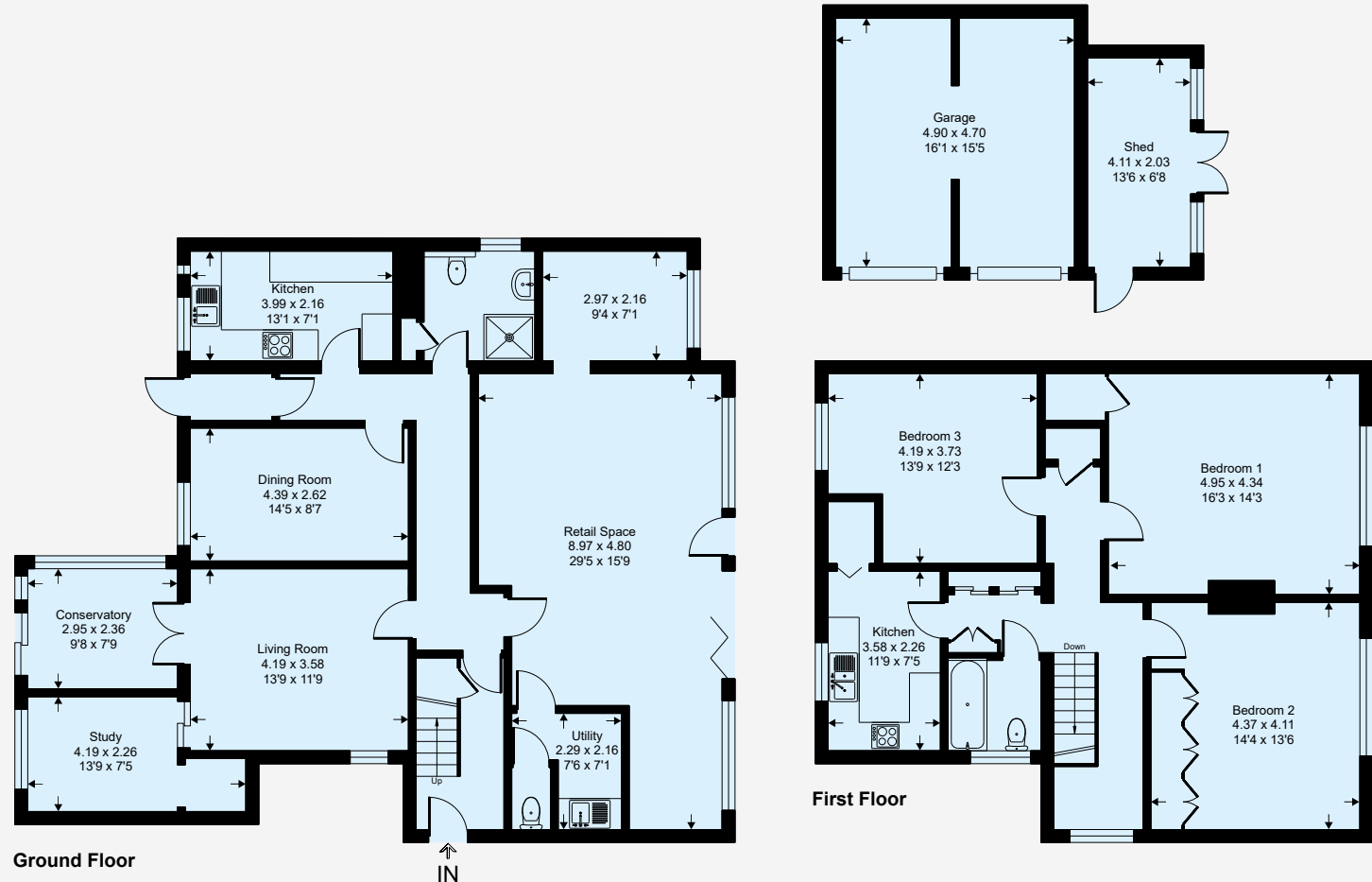
## High Street, RH17

Approximate Gross Internal Area = 214.4 sq m / 2308 sq ft

Approximate Garage Internal Area = 23 sq m / 248 sq ft

Approximate Outbuilding Internal Area = 8.3 sq m / 90 sq ft

Approximate Total Internal Area = 245.7 sq m / 2646 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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