



**Chatfield Road
Cuckfield, RH17 5BB**

£425,000

**01444 474447
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

**Chatfield Road,
Cuckfield, RH17 5BB**

 2  2  1

LOCATION

The property is set in a popular residential road, on the outskirts of the sought after village of Cuckfield. The village offers a good range of shopping facilities, set along its historic High Street, with the house also being within a short stroll of three pubs, The Rose & Crown, The Talbot & The Wheatsheaf. The house is a short walk from the Co Op convenience store at Whitemans Green, which is also the location of Haywards Heath Rugby Club. The village also features both a Golf Club and Cricket club, with The Dolphin Leisure Centre easily accessible in the centre of Haywards Heath too. The Dolphin is also positioned next to Haywards Heath main line station, that offers a direct service to London Bridge (45 mins) & Brighton (15 mins). Cuckfield also has two schools, Holy Trinity C of E Primary School and Warden Park Secondary School.

ACCOMMODATION

Tenure: Freehold

This attractive cottage has been extended on the ground floor to create generous accommodation, but still offers further potential for extension (STPP). There is a porch, that leads to a good-sized entrance hall, with doors to the sitting room, that features an attractive bay window, with a

window seat and open fireplace. The dining room occupies the full width of the house, and then leads into the extended kitchen/diner, that is equipped with a good range of floor and wall mounted units, with integrated appliances and attractive views over the garden. On the first floor there is a generous landing, with access to a large loft that could offer potential for conversion. To the front there is a generous main bedroom. There is a further double bedroom, spacious bathroom, with a bath and shower, and a separate WC.

OUTSIDE

To the front of the house there is an area of lawn, with post and rail fencing and gated side access to the rear garden. The rear garden offers a good level of seclusion and extends to approximately 100' (31m) in depth. There is a patio to the rear of the house with steps down to an expanse of lawn, with a storage shed and walkway leading down the garden. There is a small summer house, an additional storage shed and a greenhouse in the bottom section of the garden, with the whole enclosed by fencing with a gate leading into an area of woodland set directly behind the house.





Buses

1 minute walk



Shops

Co-op Food
0.8 miles



Trains

Haywards Heath
2 miles



Airport

Gatwick
12.4 miles



Roads

M23
7.3 miles



Sport & Leisure

The Dolphin
2 miles



Rental Income

£1,400 pcm



Schools

Holy Trinity Primary
Warden Park



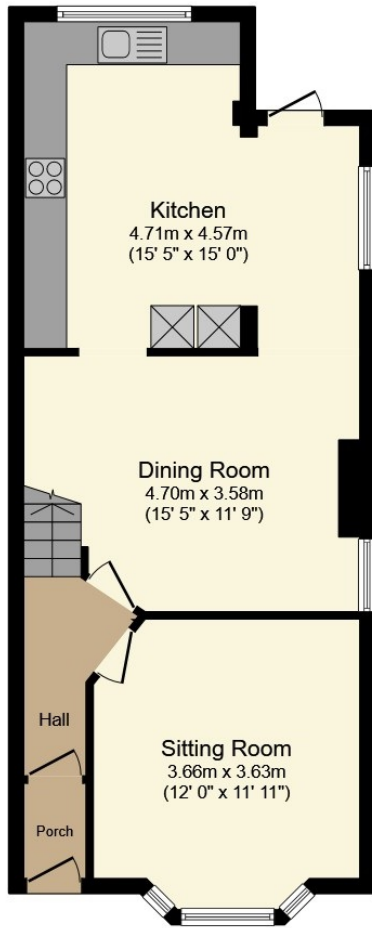
Broadband

Up to 500 Mbps

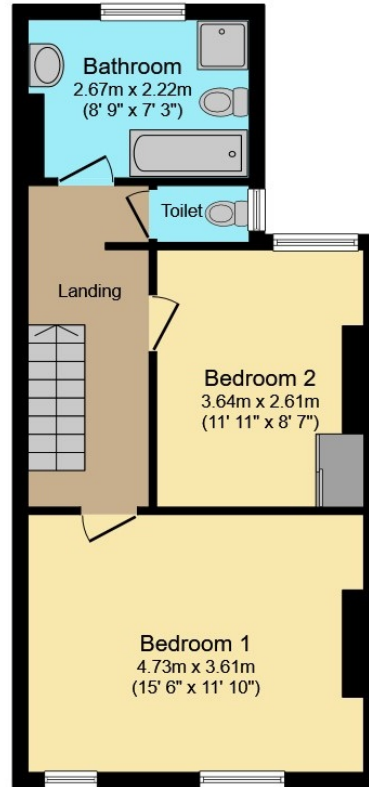


Council Tax

Band C

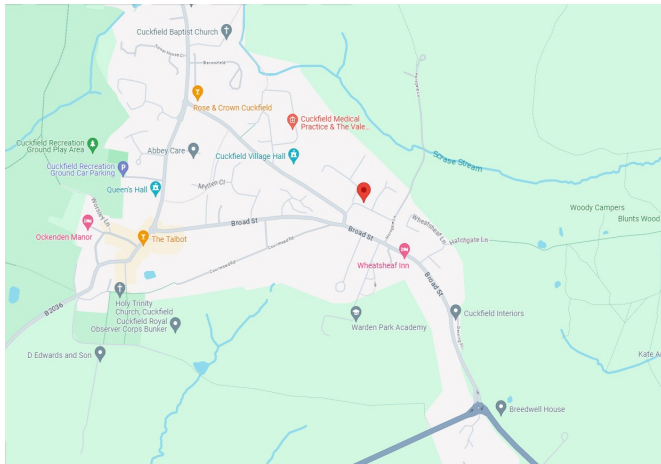


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
1,066 sq ft / 99.0 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

01444 474447
hhsales@brocktaylor.co.uk



01444 474447

Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

brocktaylor.co.uk

26 The Broadway, Haywards Heath, West Sussex, RH16 3AL

