



**Brick Lane
Cuckfield, RH17 5GN**

**Guide Price
£500,000 to £515,000**

**01444 474447
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**Residential sales, lettings,
land and new homes.**

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LOCATION

This fabulous 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 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.

PROPERTY

Tenure: Freehold

This property has no onward chain.

The property is set over three floors and provides both functional and stylish living. The layout includes: a large entrance hall with cloakroom/WC, built-in storage cupboard, additional under-stairs cupboard and a door leading to the garage, complete with power and lighting. The garage also offers an up-and-over door to the front. The modern kitchen/diner, located at the rear, is finished with a high-gloss finish, with the units and contrasting cream complementing each other. Integrated appliances include a gas hob with an extractor hood above, an eye-level double electric oven, dishwasher, washing machine, and fridge/freezer. The room also provides ample space for a dining table and chairs, with French doors opening to the patio and south facing garden.

Stairs from the entrance hall ascend to the first floor, where a generous living room to the front allows natural light to fill the room. The main bedroom is located at the rear of the property and outlooks again to the south facing garden

and wonderful tree line. Included in the main bedroom is a fitted wardrobe and an en-suite with a modern white suite and a spacious shower enclosure. A deep, built-in storage cupboard is also found on this floor.

Stairs from the landing lead to the second floor, which has 2 double bedrooms. One to the front and one to the back. Situated at the front, bedroom 2 is particularly spacious, featuring a Dormer window and a fitted wardrobe. The third bedroom, also a double, is located at the rear with a Velux roof window. Both bedrooms share a fully tiled bathroom, equipped with a modern white suite and a shower over the bath. There is also a loft access hatch providing additional storage space in the roof area.

OUTSIDE

At the front, a private driveway leads to the garage with an up-and-over door, power, and lighting.

At the back, a wonderfully kept south-facing garden with a tiered lawn leading on from the lower patio. The patio offers great space beyond the house for hosting and leads directly from the kitchen area. Leading up the stairs to the top of the garden, the premium artificial grass and planters all topped off with the tree line. Fully enclosed, this south facing garden offers privacy and potential included in this great property.

ADDITIONAL INFORMATION

Service Charge: £40 per month

AGENTS NOTE

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.





Buses

5 minute walk



Shops

Co-op Food
0.8 miles



Trains

Haywards Heath
1.9 miles



Airport

Gatwick
15.7 miles



Roads

M23
8.9 miles



Sport & Leisure

The Dolphin
2 miles



Rental Income

£tbc



Schools

Holy Trinity C of E Primary
Warden Park



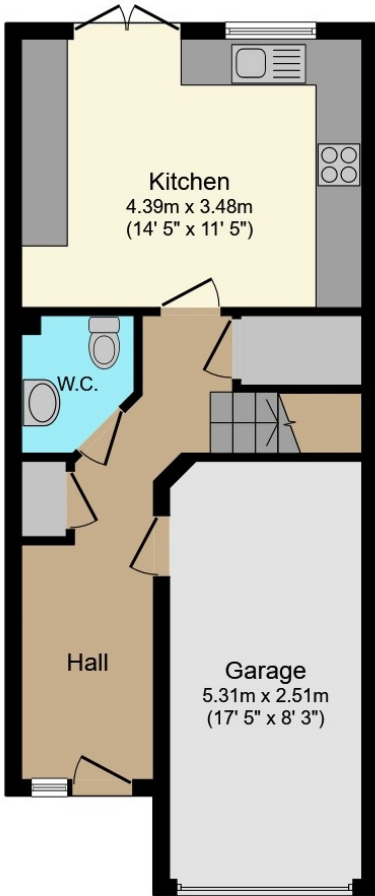
Fibre Broadband

Up to 944 Mbps

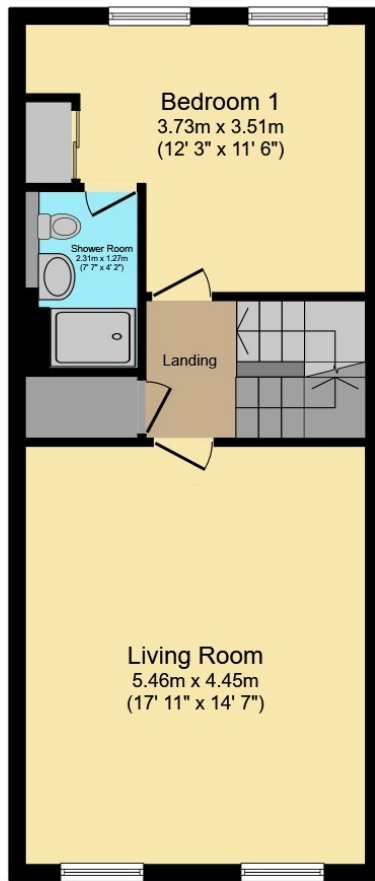


Council Tax

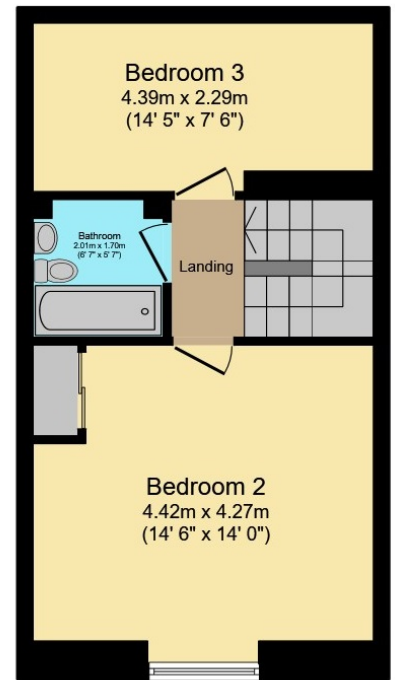
Band E



Ground Floor

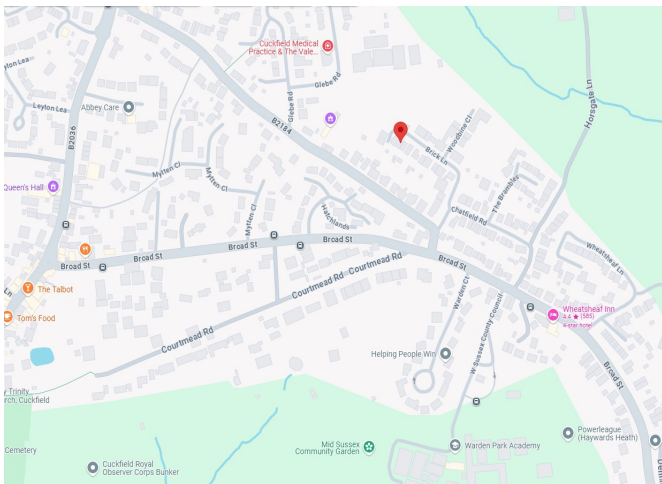


First Floor



Second Floor

Map Location



Total Approximate Floor Area

1,422 sq ft / 132 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	78
(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

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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.

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