



**Brick Lane  
Cuckfield, RH17 5GN**

**Asking Price Of  
£550,000**

**01444 474447  
[brocktaylor.co.uk](http://brocktaylor.co.uk)**

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

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Cuckfield, RH17 5GN**

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#### 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.

#### PROPERTY

Tenure: Freehold

A deceptively spacious 4-bedroom property located in a quiet and tucked away position within the highly popular Bellway homes 'Meadow View' development, built in 2012.

Arranged over three floors, the property offers practical and well-designed living accommodation briefly comprising; spacious entrance hall, cloakroom, stylish kitchen/breakfast room with a comprehensive range of units, various integrated appliances and a breakfast bar. A bright and spacious sitting room is a significant feature of the property which includes French doors to the rear patio/garden. Stairs from the ground floor lead to two generously proportioned double bedrooms (ensuite shower room to the primary) in addition to built-in storage and a modern family bathroom. A further staircase leads to the second floor where there is a superb and spacious double bedroom with built-in wardrobes and a dressing area recess, with a further single bedroom/study which also gives access to ample eaves storage in the roof as well as an airing cupboard.

#### OUTSIDE

The property has allocated parking with ample visitor parking available within the development. A private and peaceful tiered garden is located to the rear of the property with an immediate patio as well as a lower decked area providing ample space for outside dining.





**Buses**

5 minute walk



**Shops**

Co-op Food  
6 minute walk



**Trains**

Haywards Heath  
1.9 miles



**Airport**

Gatwick  
12.4 miles



**Roads**

M23  
8.2 miles



**Sport & Leisure**

The Dolphin  
2 miles



**Rental Income**

£tbc



**Schools**

Holy Trinity C of E Primary  
Warden Park



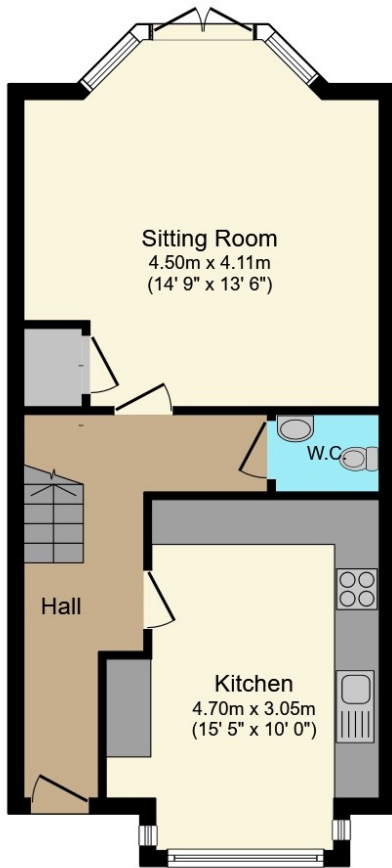
**Fibre Broadband**

Up to 910 Mbps

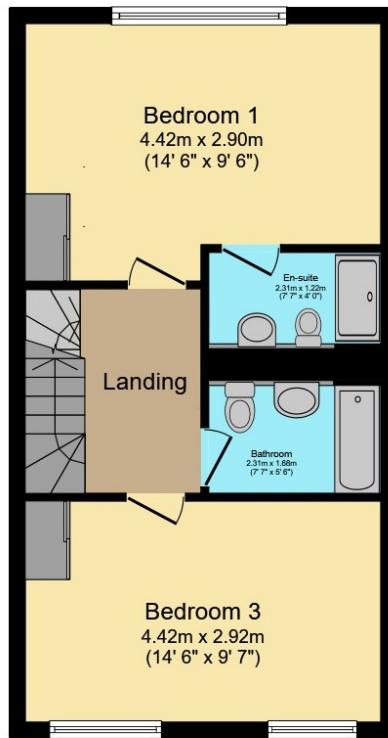


**Council Tax**

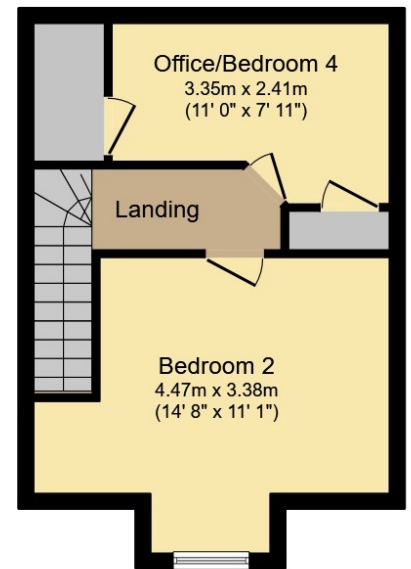
Band E



Ground Floor

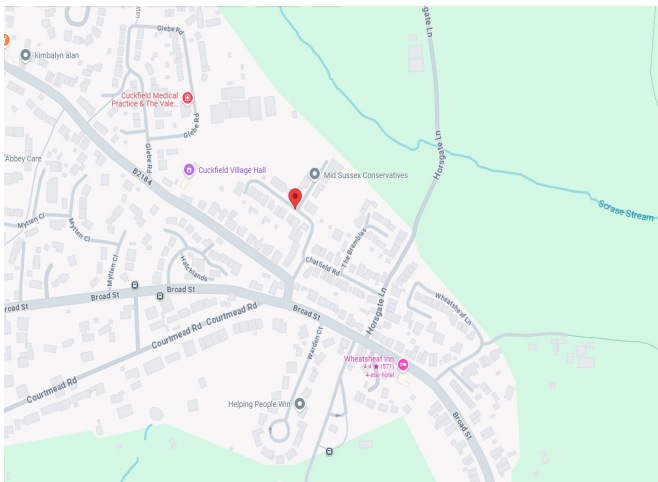


First Floor



Second Floor

Map Location



Total Approximate Floor Area  
**1,336 sq ft / 124 sq m**

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>89</b>
(69-80)	<b>C</b>	<b>79</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

01444 474447  
[hhsales@brocktaylor.co.uk](mailto:hhsales@brocktaylor.co.uk)



**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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