



**Glebe Road,
Cuckfield, RH17 5BQ**

**Offers In Excess Of
£400,000**

**01444 474447
brocktaylor.co.uk**

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

THE LOCATION

This semi-detached family home is located in the pretty village of Cuckfield with its boutique shops, tea rooms, selection of pubs and restaurants and Co-op convenience store. The village has a pretty Grade 1 listed church and a luxury spa hotel with Michelin Star restaurant and is surrounded by open countryside for walking and cycling. Haywards Heath town centre is 2.5 miles away with a mainline railway station connecting to London Bridge and Victoria in around 45 minutes. For schooling, Holy Trinity Primary School is located on Glebe Road itself and Warden Park Secondary Academy School is close by. Cuckfield medical centre is also conveniently located on Glebe Road.

ACCOMMODATION

This three bedroom extended semi detached house is located in the beautiful village of Cuckfield and comprises a front aspect reception room with stripped wood flooring and open-fireplace, a pretty tiled entrance hallway leading to an extended kitchen/breakfast room, and a ground floor bathroom with separate shower and separate WC. The kitchen has a central island and there is space for a dining table

and chairs or seating area. There are sliding doors opening to the private rear south-facing garden. On the first floor of the house there are three good-sized bedrooms, with the main situated at the front with a range of built in cupboards and an inset sink unit. The two other bedrooms are both rear aspect with built in storage cupboards.

EXTERNAL FEATURES

There is a good-sized driveway to the front of the house with parking for approximately 2 vehicles, although if required it could be possible to create additional parking by converting the adjacent area of lawn. To the front there is a dwarf wall, with side access leading to the rear. The rear garden benefits from being South facing and offers a high level of seclusion. The garden is low maintenance and is predominantly laid to pea shingle, with a defined seating area and brick edged area for planting, with a full width flower bed. The garden is enclosed by fencing and is a real sun trap, due its lovely southern aspect.





Buses

6 minute walk



Shops

Co-op Food
0.6 miles



Trains

Haywards Heath
1.7 miles



Airport

Gatwick
11.9 miles



Roads

M23
7 miles



Sport & Leisure

The Dolphin, Haywards Heath
2.2 miles



Rental Income

£1,300 pcm



Schools

Holy Trinity CofE Primary
Harlands Primary
Warden Park



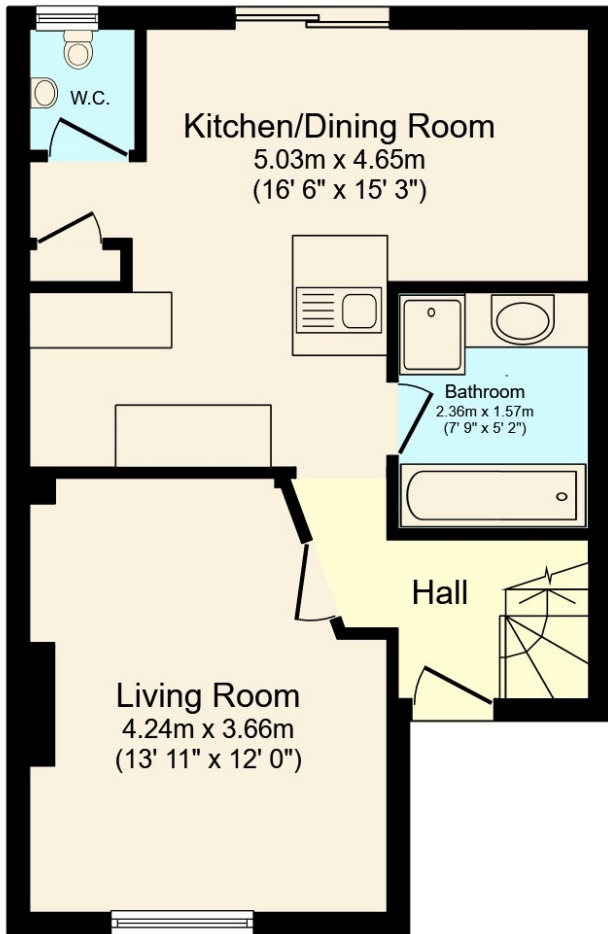
Broadband

Up to 67 Mbps

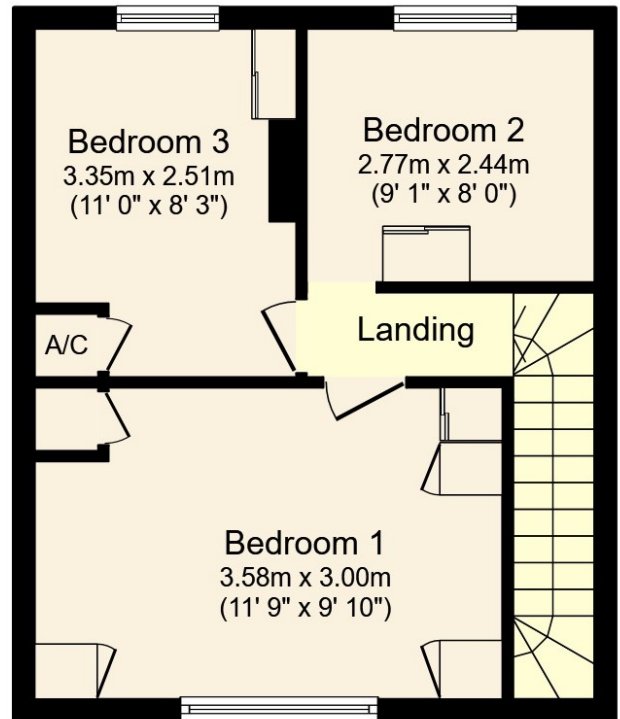


Council Tax

Band C

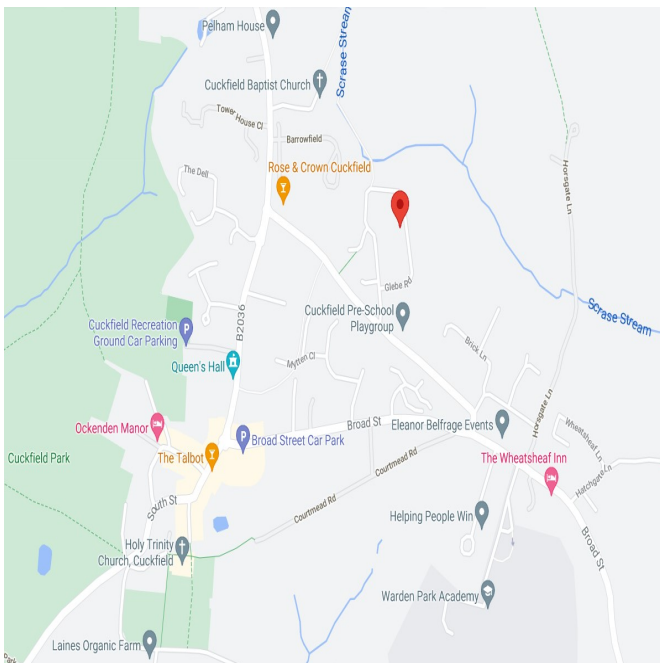


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
824 sq ft / 77 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Note: Works have been carried out at the property since the EPC was carried out. These works may affect the current rating shown.

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

