



**Hanlye View**  
**Cuckfield, RH17 5SQ**

**£880,000**

**01444 474447**  
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**Residential sales, lettings,  
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# Hanlye View, Cuckfield, RH17 5SQ



## LOCATION

Sigma Homes is a niche developer with a simple vision: to create stunning, individual properties for discerning buyers in the Southeast of England. This approach is based on 40 years' development experience in the region, building thoughtfully designed residences which fuse local architectural vernacular with contemporary design and environmentally conscientious specification.

## LIVING AT HANLYE VIEW

Discover a stand-out development of just 13 properties, nestled within the glorious Sussex countryside. Just a short distance away from the village of Cuckfield, the rural setting of this very special development is the ideal place to call your new home. Borde Hill Estate and public gardens are just across the road and perfect for walkers and joggers alike. Cuckfield offers an interesting and varied assortment of shops along its high street, added to which there is a choice of cafés and three gastro pubs. Just a short drive away in the town of Haywards Heath you will find a variety of amenities including Waitrose, a community leisure centre and plenty of options for food and drink. The mainline railway station located in Haywards Heath provides direct routes to London, within 50 minutes. With the A23 and M23 just three miles to the west, and Gatwick airport only 15 miles to the north, your new home is well connected.

## PROPERTY

Tenure: Freehold

The front door of this contemporary styled 4 Bedroom 3 Bathroom Detached family home opens into the Hallway which houses the convenient downstairs Cloakroom/Utility room and plenty of useful downstairs storage. A door leads through to the impressive open plan Kitchen/Dining/Living space with bi-fold doors leading out to the private rear garden. The contemporary style handle-less kitchen features Silestone worktops, upstand, and splashback hob, with integrated Bosch kitchen appliances include a multifunctional oven, microwave combi oven, and induction hob. The kitchen also houses an integrated fridge, freezer, dishwasher, and wine cooler. Upstairs, you will find the four double Bedrooms, all of which provide built-in Hammond Shaker-style wardrobes, plus space for free standing furniture. The Principal

Bedroom boasts a stylish ensuite with Shower. Bedroom Two, which has an ensuite bathroom with shower, and the Family Bathroom, which houses both Bathtub and overhead Shower, are finished with Premium Branded Sanitary, are finished with Roca Sanitary Ware, Vado brushed black taps and shower fittings, demister mirrors and in a contemporary style. Heated electric chrome towel rails are provided in all bathrooms and ensuites. An air-source heat pump provides underfloor heating to the ground floor, with each room housing a thermostatic control, and radiators on the upper floor. All homes at Hanlye View have photovoltaic (PV) solar panels.

## OUTSIDE

There is driveway parking for two vehicles with electric car charging point (IP65 rated). This new build property comes with external tap and power socket, paved patio and paths, landscaping on front areas and turf on both front and rear gardens, and security lighting.

## ADDITIONAL INFORMATION

SAVE ON AVERAGE £2,200+ ON YOUR ENERGY BILLS IN A NEW ENERGY EFFICIENT SIGMA HOME †Indicative figures, based on HBF "Watt a Save", published April 2024.

\*\*Landscape garden incentive not to be used in conjunction with any other offer.

\*\*\*Part Exchange available on selected plots only. T&C's apply.

When you buy a new home from Sigma Homes you can be safe in the knowledge that it is built to a very high standard of design and quality, covered by a 10-year ICW warranty, has low environmental impact, and that you will enjoy an exceptional customer experience.

**SERVICE CHARGE:** Please note there is an estimated Estate Management Charge of £563.00 per annum.

## 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**

6 minute walk



**Shops**

Co-op Food – 0.7 miles  
Sainsbury's – 1.6 miles



**Trains**

Haywards Heath  
2.2 miles



**Airport**

Gatwick  
15 miles



**Roads**

M23  
7.2 miles



**Sport & Leisure**

The Dolphin  
1.7 miles



**Rental Income**

£TBC



**Schools**

Holy Trinity Primary  
Warden Park



**Broadband**

Up to TBC Mbps



**Council Tax**

Band TBC





Garden rooms by Bakers of Haywards Heath

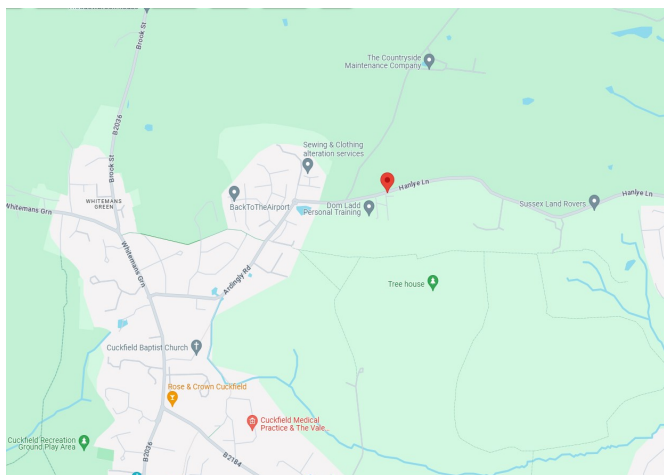
**GROUND FLOOR** **FIRST FLOOR**

LOUNGE	5.93M X 3.77M	19'5" X 12'4"
DINING / KITCHEN	6.33M X 3.09M	20'9" X 10'2"
CLOAKS/UTILITY	2.29M X 1.35M	7'6" X 4'5"
GARDEN ROOM	3.30M X 2.95M	10'10" X 9'8"

**GROUND FLOOR** **FIRST FLOOR**

PRINCIPAL BEDROOM	4.93M X 2.64M	16'2" X 8'8"
EN SUITE 1	2.47M X 1.50M	8'1" X 4'11"
BEDROOM 2	4.17M X 3.35M	13'8" X 11'0"
EN SUITE 2	2.30M X 1.80M	7'6" X 5'11"
BEDROOM 3	3.70M X 3.64M	12'2" X 11'11"
BEDROOM 4	4.16M X 2.46M	13'8" X 8'1"
BATHROOM	2.47M X 2.10M	8'1" X 6'11"

**Map Location**



**Total Approximate Floor Area**  
**1,555 sq ft / 144 sq m**

**EPC Rating**



**Viewing arrangements by appointment through Brock Taylor**

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**hhsales@brocktaylor.co.uk**



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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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