

the floorplan...

A rare opportunity to acquire an impressive 4-bedroom detached family home situated in a small, select cul-de-sac convenient location for nearby schools, village centre and access onto the A/M23.



Approximate Gross Internal Area
2044 sq ft / 189.9 sq m



Guide Price £795,000
Freehold

9 Brock End
Cuckfield
West Sussex
RH17 5BU



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more details from...

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in brief...

- Georgian style 4-bedroom detached family home (2,044 sq.ft).
- Situated within a highly sought-after cul-de-sac close to shops and village schools.
- Impressive living room with fireplace. Separate dining room.
- Well-appointed kitchen/breakfast room with separate utility.
- Ground floor cloakroom/W.C.
- 4 well-proportioned bedrooms. Range of fitted wardrobe cupboards.
- Family bathroom and separate shower room.
- Gas fired central heating. Sealed unit double glazed windows throughout.
- Double garage (17'4 x 16) offering scope for conversion (STPP).
- Off-road private parking for several vehicles.
- Front, side and fully enclosed rear garden.
- EPC: D / Council Tax Band: G
- **No upward chain.**



An attractive Georgian-style family home offering considerable scope to extend (STPP), whilst situated within the heart of Whitemans Green, a highly sought-after area of Cuckfield Village.



in more detail...

This attractive family home occupies a **PROMINENT POSITION** situated in a **SMALL SELECT CUL-DE-SAC** on the popular northern fringes of the village, convenient for nearby schools and village centre.

Well-arranged accommodation briefly comprises: Front door to **ENTRANCE HALL** with door to **LIVING ROOM** with fireplace and coal-effect fire. Double doors opening into separate **DINING/FAMILY ROOM** and further internal door into a well-appointed **KITCHEN/BREAKFAST ROOM** fitted with a comprehensive range of matching base and wall units, adjoining work surfaces with inset double sink, a range of built-in appliances including double oven, gas hob and dishwasher. A separate **UTILITY ROOM** provides ample space for additional appliances including space and plumbing for washing machine, range of storage cupboards with co-ordinating worksurfaces and door to outside.

A staircase rises from entrance hall to first floor landing giving access to **FOUR WELL-PROPORTIONED DOUBLE BEDROOMS**, a **FAMILY BATHROOM** and **SEPARATE SHOWER ROOM**.

BENEFITS INCLUDE gas fired central heating to radiators, light and neutral décor throughout, uPVC double glazed windows throughout, central cul-de-sac village location and scope to convert garage/further extend (STPP) if required. No upward chain

OUTSIDE a **PRIVATE DRIVEWAY** provides off-road parking for several vehicles. **DOUBLE GARAGE** (17'4 x 16'0) with personal rear door to garden. **GARDENS TO FRONT AND SIDE** with areas of level lawn displaying plant borders and beds.

ENCLOSED REAR GARDEN with paved patio area providing an ideal space for alfresco dining. Central area of level lawn with well stocked plant borders and beds. All fully enclosed and non-overlooked to the rear. High degree of privacy and seclusion.



the location...

The property is ideally situated within the heart of Cuckfield's Whitemans Green area and within easy walking distance of the picturesque High Street which offers a traditional and varied range of shops, boutiques, pubs, restaurants, and the highly acclaimed Ockenden Manor Hotel & Spa.

Cuckfield has many sports and leisure groups, a busy social calendar and is surrounded by glorious countryside. Haywards Heath (1.5 miles distant) provides a more extensive range of shops, stores, restaurants, cafes, and bars as well as the mainline railway station and a state-of-the-art leisure centre.

By road, access to the major surrounding areas can be gained via the A/M23 at either Bolney or Warninglid (5 miles).

The property is also situated close to Holy Trinity Primary School, a medical centre, and Warden Park Secondary Academy School.

Distances in approx. miles for car/foot/rail:

Schools

Holy Trinity Primary (0.2 miles)

Warden Park Secondary Academy (0.2 miles)

Stations

Haywards Heath mainline railway station (3.3 miles away) which provides fast commuter links to London (Victoria/London Bridge both 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).

Balcombe (5.3 miles)

Three Bridges (10.7 miles)

worth bearing in mind...

Properties of this nature are seldom available within this highly sought-after village. Viewings highly recommended (by appointment only).