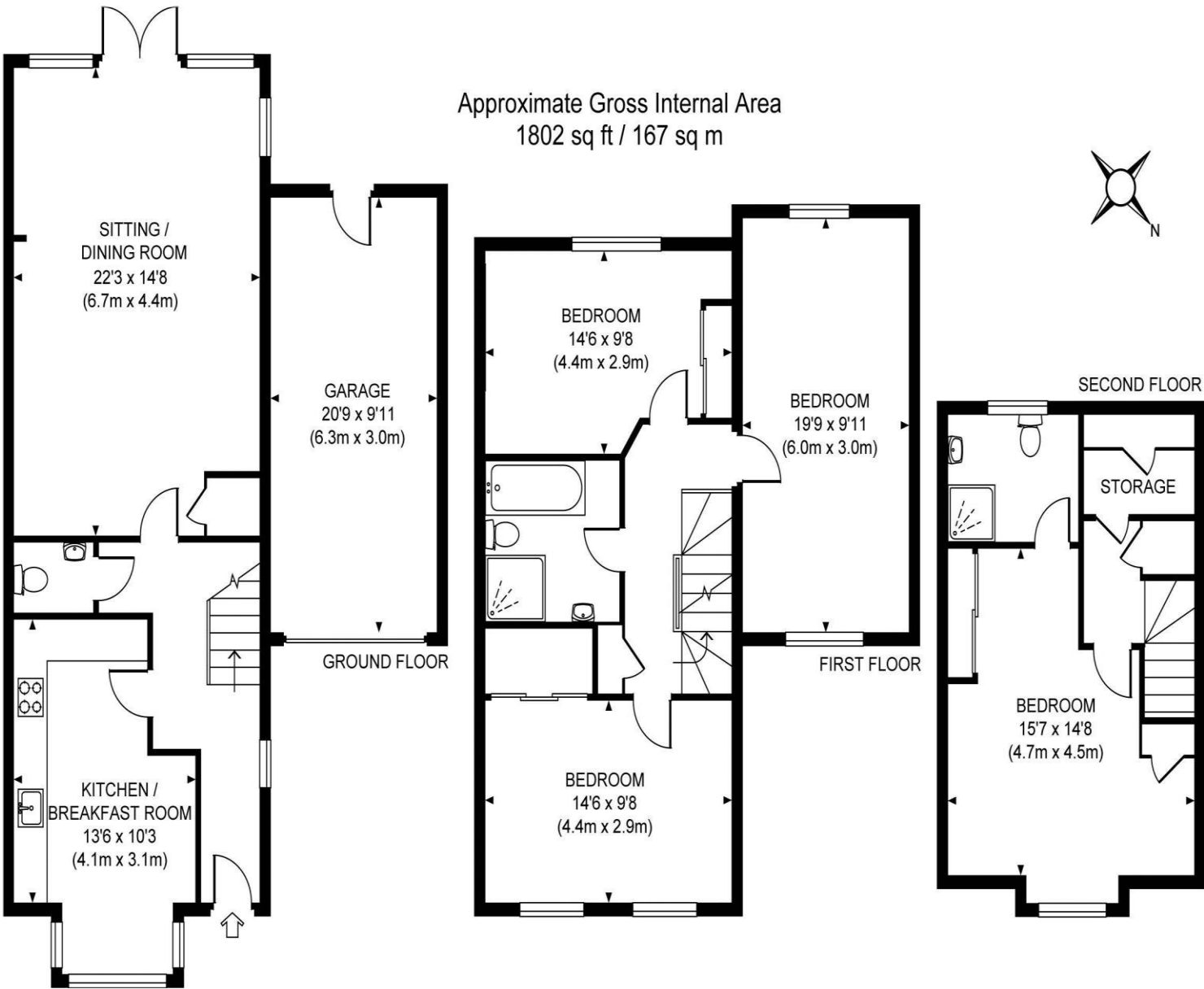


the floorplan...



*A deceptively spacious and superbly presented, 4 double bedroom modern home, in a quiet yet central location on the hugely popular 'Meadow View' development in Cuckfield*

Guide Price £545,000  
Freehold

13 Brick Lane, Cuckfield,  
West Sussex  
RH17 5GN



more details from...

call: Cuckfield office: **01444 417600**  
email: [cf@mansellmctaggart.co.uk](mailto:cf@mansellmctaggart.co.uk)  
web: [www.mansellmctaggart.co.uk](http://www.mansellmctaggart.co.uk)

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## *in brief...*

- **SOLD WITH NO CHAIN.**
- Highly popular residential cul-de-sac in central village location.
- Built in 2012 by Bellway Homes to their largest 'Bartsia' design (1,802 sq.ft.) with 1 year remaining on the NHBC warranty.
- Excellent location being a short walk to schools and the picturesque village High Street.
- Modern and versatile layout spanning 3 floors providing flexible accommodation throughout.
- Stylish kitchen/breakfast room with built-in appliances.
- 4 double bedrooms (2 with built-in wardrobes) and separate storage cupboards to the 3<sup>rd</sup> floor.
- Family bathroom and en-suite shower room to master bedroom.
- Garage and private driveway for 2 further vehicles. South-facing rear garden.
- EPC Rating: B / Council Tax Band: E



### *NO ONWARD CHAIN*

*Built by Bellway Homes to their largest design known as the 'Bartsia'.*

*The property has been designed with modern living in mind and offers attractive, well-arranged and versatile accommodation over three floors.*



## *in more detail...*

An outstanding 4-BEDROOM FAMILY HOUSE (1,802 sq.ft.) with accommodation of 3 floors, situated in an EXCLUSIVE DEVELOPMENT, convenient for the village centre, highly regarded primary and secondary schools and within easy road access to the major surrounding areas.

The accommodation comprises: an ENTRANCE HALL with CLOAKROOM/WC with tiled flooring throughout, a well-appointed KITCHEN/BREAKFAST ROOM providing ample dining space with a tiled floor and bay window, fitted with an extensive range of units in a light, high gloss finish to include pull-out pan drawers and corner carousel, integrated fridge and freezer, dishwasher, stainless steel 'Electrolux' double oven, 5-ring Gas hob and stainless steel extractor. An impressive LIVING/DINING ROOM has solid wood flooring and plenty of space for a large dining table in addition to doors leading to the enclosed rear garden.

Stairs from the hallway lead to the FIRST FLOOR, where there are THREE WELL-PROPORTIONED DOULBE BEDROOMS (one having the benefit of a built-in mirrored wardrobe) and a fully tiled FAMILY BATHROOM fitted with a white suite and separate shower cubicle.

A FURTHER STAIRCASE from the landing rises to the SECOND FLOOR where there are large and separate STORAGE CUPBOARDS in addition to the MASTER BEDROOM with a built-in mirrored wardrobe and EN-SUITE SHOWER ROOM.

Benefits include: NO-ONGOING CHAIN, double glazing throughout, as well as a heating system and electrics customary of a modern property of just 9 years old with the advantage of a year remaining on its NHBC warranty.

Outside: A PRIVATE DRIVEWAY provides parking for two vehicles and a LARGE INTEGRAL GARAGE with an up-and-over door and laundry area to rear. The sunny, SOUTH-FACING RAISED REAR GARDEN comprises: a patio providing ample space for outside dining with steps leading up to a raised low-maintenance area of decking. The garden also has a good sized timber shed and is well-enclosed by fencing.



## *the location...*

The property is situated in a popular residential modern development away from main roads, surrounded by properties of a similar style and within a short walking distance of the village primary school and the highly regarded Warden Park Secondary Academy.

Cuckfield village with its picturesque High Street offers something for all ages with regular food markets, numerous niche speciality shops and a wealth of eateries which include The Ockenden Hotel and Spa with its Michelin Star restaurant and the popular Talbot Gastro-Pub.

There are numerous sports clubs including cricket, rugby, football and tennis. There is also a flourishing social scene with many active clubs and societies as well as a busy social calendar including events such as the Cuckoo Fayre, the Independent State of Cuckfield Mayor's elections and procession and the Cuckfield Village Show.

Cuckfield is surrounded by glorious countryside with outstanding views towards the South Downs with many footpaths providing excellent walks and bridleways linking with neighbouring districts. A short pathway, via Blunts Wood, gives pedestrian and cycling access into the nearby town of Haywards Heath with the mainline railway station being within short walking distance and providing fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).

By road, access to major surrounding areas, Gatwick Airport and London can be gained via the A/M23 which lies approximately 3 miles to the west at either Bolney or Warninglid.

Schools : Holy Trinity Primary (0.2 miles); Warden Park Secondary Academy (0.1 mile)  
Stations: Haywards Heath mainline station (2.1 miles)

## *worth bearing in mind...*

This impressive and versatile 4-bedroom family home is situated in the heart of the village within a short stroll of all Cuckfield's amenities, including the highly regarded primary and secondary schools.

