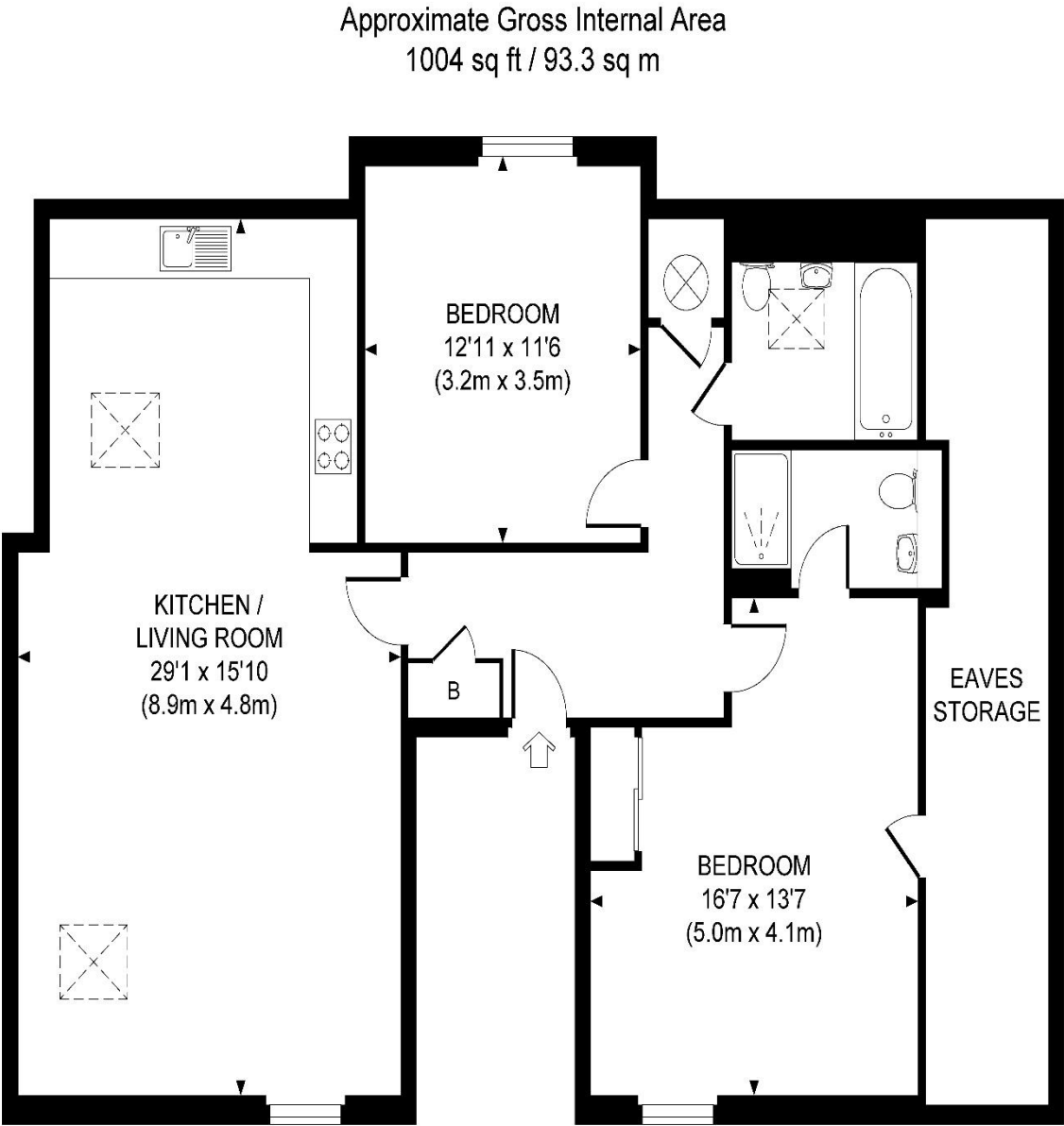


the floorplan...



*A stunning and superbly spacious 2 double bedroom,
2 bath/shower room, top floor apartment, built to an
exceptionally high standard with 2 allocated parking spaces,
within a stone's throw of Cuckfield High Street.*

Guide Price £325,000
Leasehold

Flat E, Bowyer Court,
Ashburnham Drive, Cuckfield,
West Sussex RH17 5EH



more details from...

call: Cuckfield office: **01444 417600**
email: cf@mansellmctaggart.co.uk
web: www.mansellmctaggart.co.uk

**MANSELL
McTAGGART**
Trusted since 1947

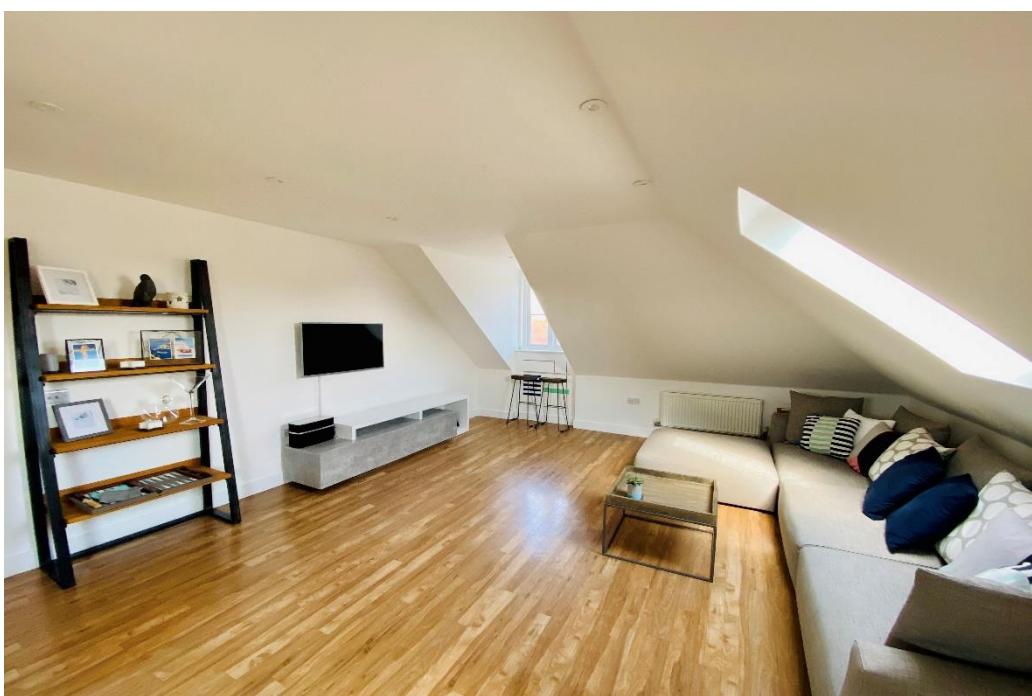
Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



**MANSELL
McTAGGART**
Trusted since 1947

in brief...

- Spacious and superbly presented 2 double bedroom top floor apartment with far reaching views.
- Built in 2008 by the highly regarded Linden Homes. Short stroll to Cuckfield High Street.
- Ideal first purchase, buy-to-let investment or downsize. Two allocated parking spaces.
- High quality fixtures and fittings throughout.
- Gas fired central heating to radiators.
- Bright living room and high quality white kitchen.
- Master bedroom with en-suite shower room.
- 2nd double bedroom. Tiled modern bathroom with luxurious white suite.
- Attainable rent of circa £1,200 per calendar month.
- EPC Rating: C. Council Tax Band: C



*An ideal first-time
purchase, buy-to-let
investment or
downsize option
having two parking
spaces and close
proximity to the
village's High Street.*



in more detail...

Mansell McTaggart are delighted to market this STUNNING AND SUPERBLY SPACIOUS (1,004 sq.ft) 2 DOUBLE BEDROOM, 2 BATH/SOWER ROOM TOP FLOOR APARTMENT situated close to the village High Street.

Built by Linden Homes (2008), the property is finished to a PARTICULARLY HIGH STANDARD and offers WELL-ARRANGED AND BRIGHT LIVING accommodation along with exceptionally GENEROUS ROOM SIZES.

The internal layout briefly comprises: PRIVATE FRONT DOOR from communal hall into spacious INTERNAL HALLWAY with large storage cupboard and airing cupboard (housing boiler), a spacious and bright DUAL-ASPECT LIVING ROOM overlooking the front of the development and a beautifully fitted KITCHEN/DINING AREA with integrated appliances and a range of well-designed white high gloss units with black granite work surfaces.

There are TWO DOUBLE BEDROOMS, of which, the MASTER having built-in wardrobes and an EN-SUITE SHOWER ROOM. The MAIN BATHROOM is tiled and luxuriously fitted with a white suite.

Benefits of the property include: solid wood flooring throughout the living areas, gas-fired central heating, sealed-unit double-glazed windows throughout and a central village location.

Outside: the property further benefits from having well-tended and low-maintenance communal areas along with 2 allocated parking spaces.

Agent's Note: There is also ample visitor parking available in the development.

Tenure: Leasehold 125 years from 2008
Service Charge: £2,300.00 per annum
Ground Rent: £275 per annum Managing

Agents: Hazelvine Ltd, Thamesbourne Lodge, Station Road, Bourne End, SL8 5Q
Tel. 01628 529 765



the location...

The property occupies a pleasant and sunny position within Ashburnham Drive which is conveniently situated at the top end of the High Street away from busy roads and being a short walk of local village schools and nurseries.

The picturesque village High Street offers a traditional range of shops, boutiques, pubs/restaurants and the highly acclaimed Ockenden Manor Hotel and Spa with its fine dining restaurant. 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, cafes, restaurants and bars as well as the mainline railway station, a sixth form college 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 the popular Holy Trinity Primary School, a medical centre and Warden Park Secondary Academy.

Schools:
Holy Trinity Primary (0.4 miles).
Warden Park Secondary Academy (0.1 miles)

Stations:
Haywards Heath (2 miles) - fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).
Balcombe (3.9 miles)
Three Bridges (8.9 miles)

worth bearing in mind...

In our opinion, this rarely available, *Top Floor* apartment is one of the finest and most spacious in central Cuckfield, therefore, an early viewing is highly recommended.