



**MANSELL
McTAGGART**
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40 High Street, Cuckfield, West Sussex RH17 5EL



A most charming and characterful 3-BEDROOM TERRACED Cuckfield cottage (1,033 sq.ft.), dating back we believe to circa 1890, having been beautifully updated and re-configured to the first floor by the present owners, while also benefitting from PRIVATE OFF-ROAD PARKING to the rear with direct access into the WEST-FACING COTTAGE GARDEN. Enjoying a blend of great period charm with modern day living, this delightful home is situated in a PRIME POSITION ON THE PICTURESQUE VILLAGE HIGH STREET, within the Cuckfield Conservation Area, convenient for nearby schools, beautiful countryside and easy road access to the A/M23.

The accommodation in brief comprises: Entrance door into LOBBY with a re-fitted CLOAKROOM/WC off, door into an elegant country-style KITCHEN/BREAKFAST ROOM laid with Kardean wood-effect flooring and comprehensively fitted with wall and base cabinetry finished in a soft off-white with integrated appliances to include an electric oven, induction hob with extractor over and slimline dishwasher. Furthermore, spaces are available for an upright fridge/freezer and washing machine with plumbing.



A beautiful and sizeable LIVING ROOM, where the Kardean floor continues through, has a rear outlook and enjoys an open fireplace (currently inset with an electric fire) with a beautiful surround and fitted book-casing to either side. French doors to the rear of the living room open into a lean-to style timber framed GARDEN ROOM with stone floor and external door to the pretty cottage garden.

A turned wooden staircase rises to the FIRST FLOOR LANDING where there are 3-BEDROOMS, 2 OF WHICH ARE WELL-PROPORTIONED DOUBLES complete with Victorian cast-iron fireplaces and a SPACIOUS SINGLE, ideal as a NURSERY or STUDY. The SHOWER ROOM has been beautifully re-fitted with top-end Victorian-style Burlington sanitaryware. Lastly is a fitted storage cupboard and loft access hatch with drop-down ladder.

Benefits to the property include:- non-listed property, gas-fired central heating to radiators, replacement combi-boiler in 2021, luxury Kardean flooring to kitchen and living room, updated integrated appliances to kitchen, re-fitted ground floor cloakroom and first floor shower room, damp proofing recently updated with French drain, private parking to rear.

OUTSIDE: To the rear is a pretty COTTAGE-STYLE WEST-FACING PAVED GARDEN with steps up from the conservatory. A brick-built SHED, ideal for storing bikes and garden equipment has a smaller brick POTTING SHED adjacently attached. To the rear is a gate opening to the PRIVATE PARKING AREA accessed via a driveway off the High Street alongside the neighbouring property.

Tenure: Freehold

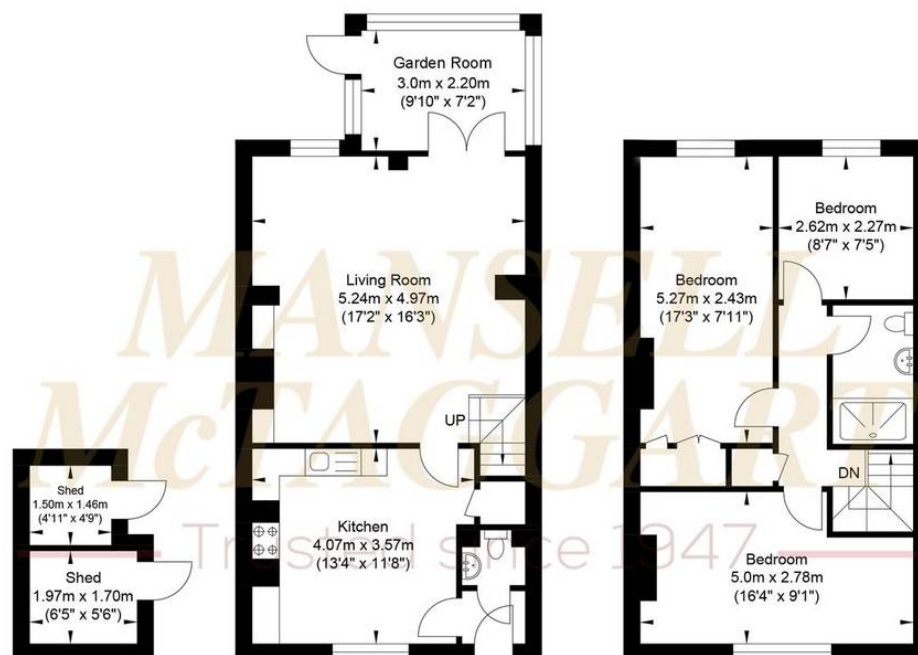
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- BEAUTIFUL 3-BEDROOM VICTORIAN TERRACED CHARACTER COTTAGE (1,033 SQ.FT).
- RENOVATED, RE-CONFIGURED TO 1ST FLOOR & MODERNISED TO A HIGH STANDARD.
- VILLAGE HIGH STREET LOCATION & SHORT WALK TO HIGHLY REGARDED SCHOOLS.
- KITCHEN/BREAKFAST ROOM TO FRONT WITH INTEGRATED APPLIANCES.
- SPACIOUS LIVING ROOM TO REAR WITH GARDEN ROOM OFF.
- GROUND FLOOR CLOAKROOM/WC.
- 3 WELL-PROPORTIONED BEDROOMS & SUPERB SHOWER ROOM TO 1ST-FLOOR.
- PRIVATE PARKING TO REAR WITH ACCESS INTO WEST-FACING COTTAGE-STYLE REAR GARDEN.
- OUTDOOR BRICK-BUILT SHED & ATTACHED POTTING SHED.



High Street



Shed
Approximate Floor Area
61.24 sq ft
(5.69 sq m)

Ground Floor
Approximate Floor Area
553.80 sq ft
(51.45 sq m)

First Floor
Approximate Floor Area
479.53 sq ft
(44.55 sq m)

Approximate Gross Internal Area (Excluding Shed) = 96.0 sq m / 1033.33 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Cuckfield

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