





A well-presented 3-BEDROOM END-OF-TERRACE OLDER STYLE FAMILY HOUSE built in the 1950s and enjoying a significant rear garden of approx. 100ft complete with a timber GARDEN STUDIO. The current owners have reconfigured the first floor to create a larger third bedroom whilst all being in good decorative order and offers modern living space to include a large CONSERVATORY, currently used as a DINING/FAMILY ROOM.

Situated in a highly convenient and popular area within central Cuckfield, the property is a stone's throw from the primary and secondary schools as well as medical centre. Furthermore, the property benefits from a large PRIVATE DRIVEWAY accommodating up to 4 VEHICLES whilst being offered for sale with VACANT POSSESSION.

The accommodation in brief comprises: ENTRANCE HALL with stairs to first floor, LIVING ROOM to front with a woodburning stove inset to fireplace, a modern galley-style KITCHEN/BREAKFAST ROOM towards the rear fitted with a comprehensive range of Shaker-style wall and base units with wood-effect worksurfaces inset with a white ceramic sink. Integrated appliances include an electric oven and gas hob with spaces for a freestanding tall fridge/freezer and under-counter dishwasher, washing machine and tumble dryer. Patio doors open into a superb CONSERVATORY spanning the property's width, currently used as a DINING/FAMILY ROOM whilst displaying delightful, elevated views over the large rear garden with external door and staircase providing access.



To the FIRST FLOOR are 3 BEDROOMS, two of which are double and one large single. A modern FAMILY BATHROOM equipped with a white suite and benefits from a rainfall shower bath.

Further benefits of the property include double glazing throughout, re-fitted gas boiler (2023) and NO ONGOING CHAIN.

OUTSIDE

FRONT LAWNED GARDEN is positioned beyond a LARGE BLOCK-PAVED PRIVATE DRIVEWAY accommodating UP TO 4 VEHICLES extending to a double gated side entrance with large shingled area beyond. The beautiful and mature 100ft (approx.) REAR GARDEN, being a particular feature of the property, enjoys a high degree of privacy being non-overlooked and backs onto an allotment with farmland and countryside afar. Being fully enclosed and well-screened, the garden is mainly laid to a level lawn with well-stocked borders and ample space for children's play equipment as well as seating/outdoor dining area(s). To the rear is a superb DETACHED TIMBER HOME OFFICE/STUDIO with power and lighting, ideal for those working from home or a hobbies/guest room.

Ample and unrestricted on-road parking is also available.

Tenure: Freehold

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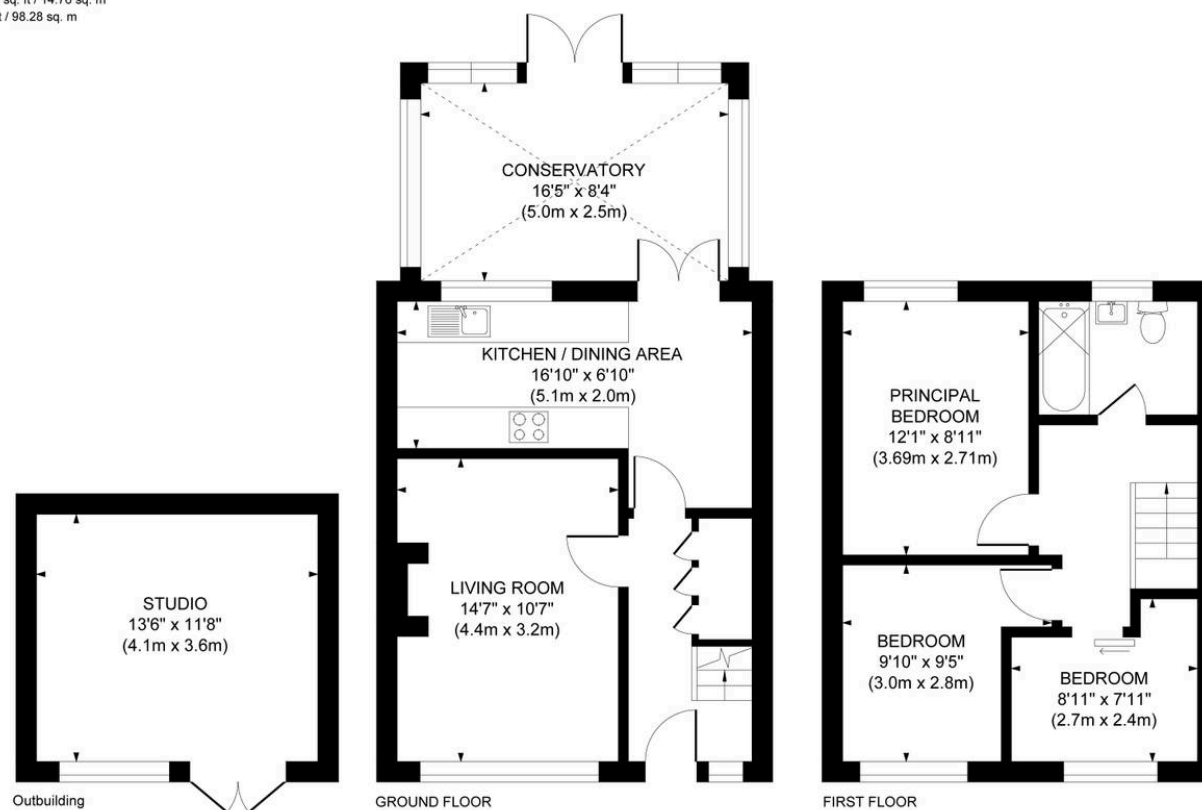
- WELL-PRESENTED 3-BEDROOM END-OF-TERRACE FAMILY HOUSE.
- SHORT WALK OF THE HIGHLY REGARDED VILLAGE SCHOOLS & HIGH STREET.
- LIVING ROOM WITH WOODBURNING STOVE. WELL-APPOINTED KITCHEN/BREAKFAST ROOM.
- LARGE CONSERVATORY OFF KITCHEN CURRENTLY USED AS A DINING/PLAYROOM.
- MODERN FAMILY BATHROOM WITH SHOWER OVER BATH.
- FABULOUS 100ft (APPROX.) REAR GARDEN BACKING ONTO ALLOTMENT.
- SUPERB GARDEN STUDIO/HOME OFFICE (13'6 X 11'8) WITH POWER & LIGHTING.
- LARGE PRIVATE DRIVEWAY WITH PARKING FOR UP TO 4-VEHICLES.
- GAS-FIRED CENTRAL HEATING. RE-FITTED BOILER (2023). uPVC DOUBLE GLAZING.
- EPC RATING: C.
- COUNCIL TAX BAND: C.
- NO UPWARD CHAIN.

Approximate Gross Internal Area

Main House 899 sq. ft / 83.52 sq. m

Outbuilding 159 sq. ft / 14.76 sq. m

Total 1058 sq. ft / 98.28 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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