



**26 Hatchlands**  
Cuckfield, RH17 5LS

 Mark Reville & Co

## 26 Hatchlands

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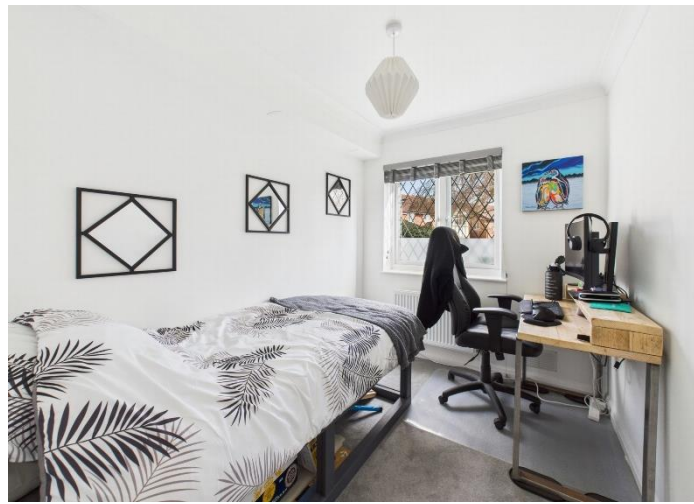
### Guide Price £280,000 Leasehold

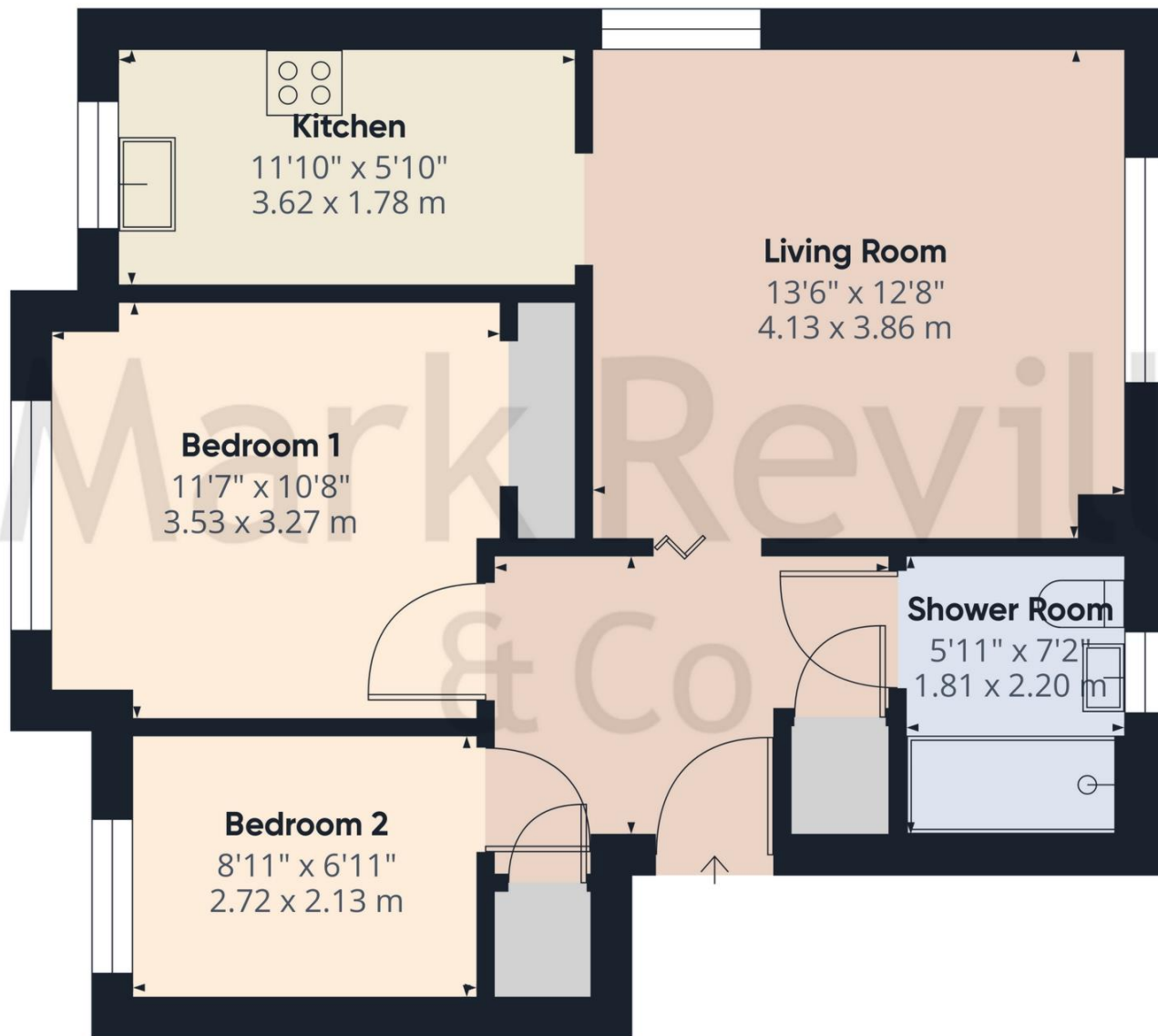
This bright and spacious ground floor flat has been beautifully modernised by the current owner. The accommodation features a double aspect living room that fills the space with natural light, a modern kitchen, a refurbished shower room, two well-proportioned bedrooms, the main bedroom with wardrobe space and 2 large built in storage cupboards from the hallway. The updated specification includes; new carpets and underlay throughout, new radiators with gas combination boiler, new Upvc windows and the kitchen and shower room have all been refitted in the last couple of years. The property also benefits from an allocated car port and well tended communal gardens. With no further work required, the property is ready for you to move in and enjoy a contemporary lifestyle in a well connected yet quiet location.

Hatchlands is a peaceful cul-de-sac offering a mix of detached houses and flats, just a short stroll from Cuckfield's historic High Street, where you'll find a range of local shops, amenities, and the picturesque parish church. Haywards Heath, located about two miles east, provides an extensive selection of shops, including Waitrose and Sainsbury's superstores, a modern leisure centre, a variety of restaurants, and a mainline station with fast and frequent services to central London (Victoria/London Bridge approximately 42-45 minutes). The A23 is less than 3 miles away offering quick access to the motorway network, while Gatwick Airport is about 13 miles north, and the vibrant city of Brighton and the coast are approximately 15 miles south

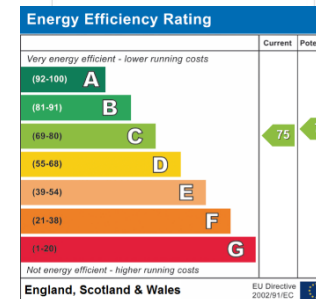
Leasehold and Share of Freehold  
Ground Rent £0  
Maintenance £100 per month  
Lease 999 years from 2008







**Approximate total area<sup>(1)</sup>**  
555.52 ft<sup>2</sup>  
51.61 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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