



**4 Albany Villas**  
Horsgate Lane, Cuckfield, RH17 5AZ

■ ■ ■ Mark Reville & Co



## 4 Albany Villas

Horsgate Lane, Cuckfield, RH17 5AZ

Guide Price £550,000 Freehold

A rare opportunity to purchase an attractive, three bedroom Victorian terraced family home situated in a tucked away position within the highly sought after village of Cuckfield. The property seamlessly blends period charm with modern enhancements having undergone tasteful improvements over recent years, including a loft conversion offering spacious and versatile living across three floors. Upon entering, you are welcomed by a character-rich sitting room featuring an elegant bay window and an open fireplace, complemented by exposed solid wood flooring. The heart of the home is the open plan family/dining room with open feature fireplace leading to the well appointed kitchen/breakfast room and utility, boasting contemporary fittings and patio doors that open onto the rear garden. A convenient downstairs cloakroom completes the ground floor. The first floor comprises three well-proportioned bedrooms and a stylish modern family bathroom. Ascending to the second floor, you will find a spacious room ideal for a home office/occasional bedroom, offering storage space into eaves and ample natural light. Externally, the property benefits from a private driveway providing off-road parking for 2 cars. The rear garden is a true haven, featuring a sun-soaked patio, steps up to a raised lawn area, a summerhouse and a covered pergola, perfect for alfresco dining and relaxation. Other benefits include gas central heating. Vendor suited - with the property being sold with no onward chain.

Situated on the picturesque Horsgate Lane, the property enjoys a prime location within the sought after village of Cuckfield which offers a delightful array of independent shops, traditional pubs and eateries, all set against a backdrop of quintessential English countryside. Holy Trinity Primary School and Warden Park Academy are both within a short walk as is the esteemed Holy Trinity Church, a testament to its rich heritage. For leisure and wellness, the renowned Ockenden Manor Hotel and Spa provides luxurious amenities, including a contemporary spa set within a historic Elizabethan manor. Nature enthusiasts will appreciate the nearby High Weald Area of Outstanding Natural Beauty, offering scenic trails and outdoor pursuits. Commuters benefit from excellent transport links, with Haywards Heath railway station just a short drive away, providing regular services to London and the south coast.

**N.B.** There is an additional pedestrian right of way leading to the rear of the house across the neighbouring property.

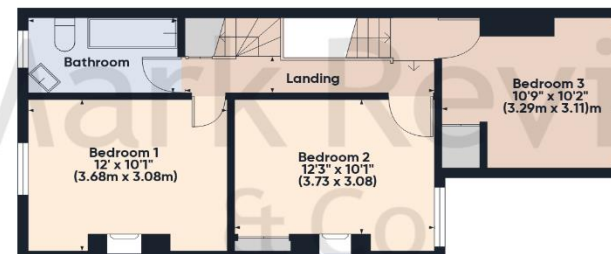




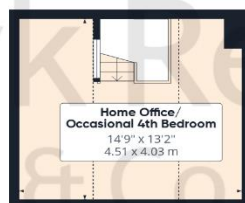




Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1206 ft<sup>2</sup>  
112.1 m<sup>2</sup>

**Reduced headroom**

120 ft<sup>2</sup>  
11.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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