



**33 The Highlands**  
Ardingly Road, Cuckfield, RH17 5HL

■ ■ ■ Mark Reville & Co



## 33 The Highlands

Ardingly Road, Cuckfield, RH17 5HL

Guide Price £500,000 Freehold

This splendid 3 bedroom semi detached house sits in quiet cul-de-sac just a stones throw from the Borde Hill Estate. The accommodation is bright and spacious and incorporates a double aspect living room, a kitchen/breakfast room with peninsula bar, a downstairs wc and double glazed conservatory with doors leading to the back garden. Upstairs, there are 3 good sized bedrooms and a family bathroom. To the side of the property is a driveway with parking for up to 3 vehicles and gated access to the South facing garden which is mainly laid to lawn with shrub borders enjoying a private and open outlook. The property has the benefit of gas fired central heating, double glazed windows throughout and no ongoing chain.

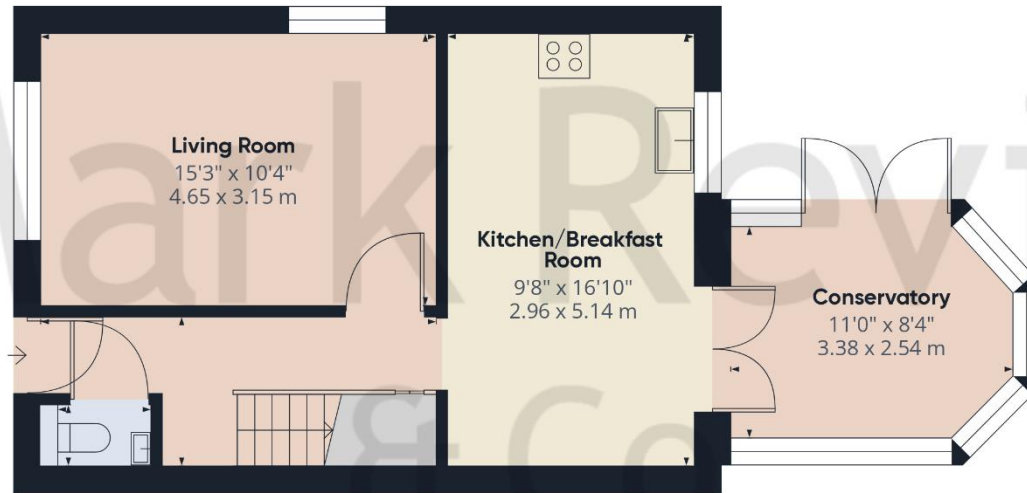
Situated in this cul-de-sac in this popular edge of village location yet within walking distance to Cuckfield's historic High Street with its local shops, amenities and parish church. The well regarded Warden Park School and Holy Trinity Primary School are close at hand and there are several footpaths in the locality offering a natural venue for countryside walks. Haywards Heath is about 2.5 miles to the east offering a wide range of shops, array of restaurants, leisure facilities and a mainline railway station with an excellent service to London (Victoria/London Bridge 43 minutes). The A23 is about 3 miles to the west providing a direct route to the motorway network, whilst Gatwick Airport is 14 miles to the north and the cosmopolitan city of Brighton is about 16 miles distant.





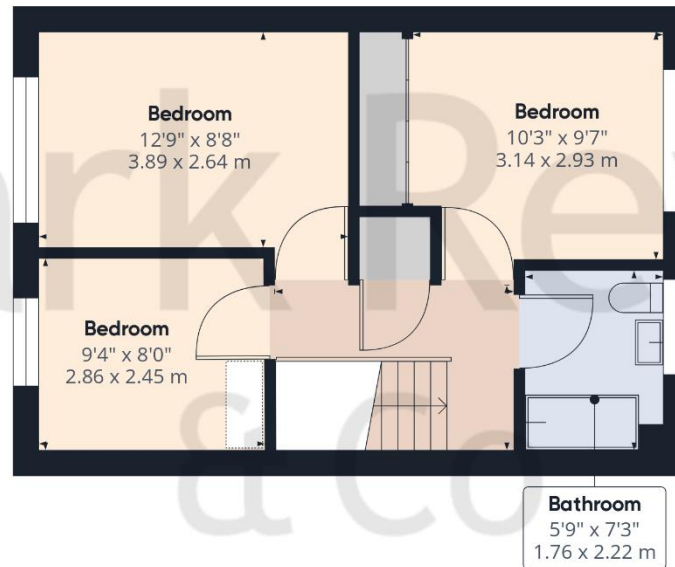




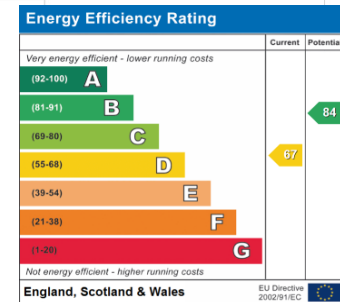


Ground Floor

Approximate total area<sup>(1)</sup>  
887.38 ft<sup>2</sup>  
82.44 m<sup>2</sup>



Floor 1



(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 are based on RICS IPMS 3C standard.

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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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