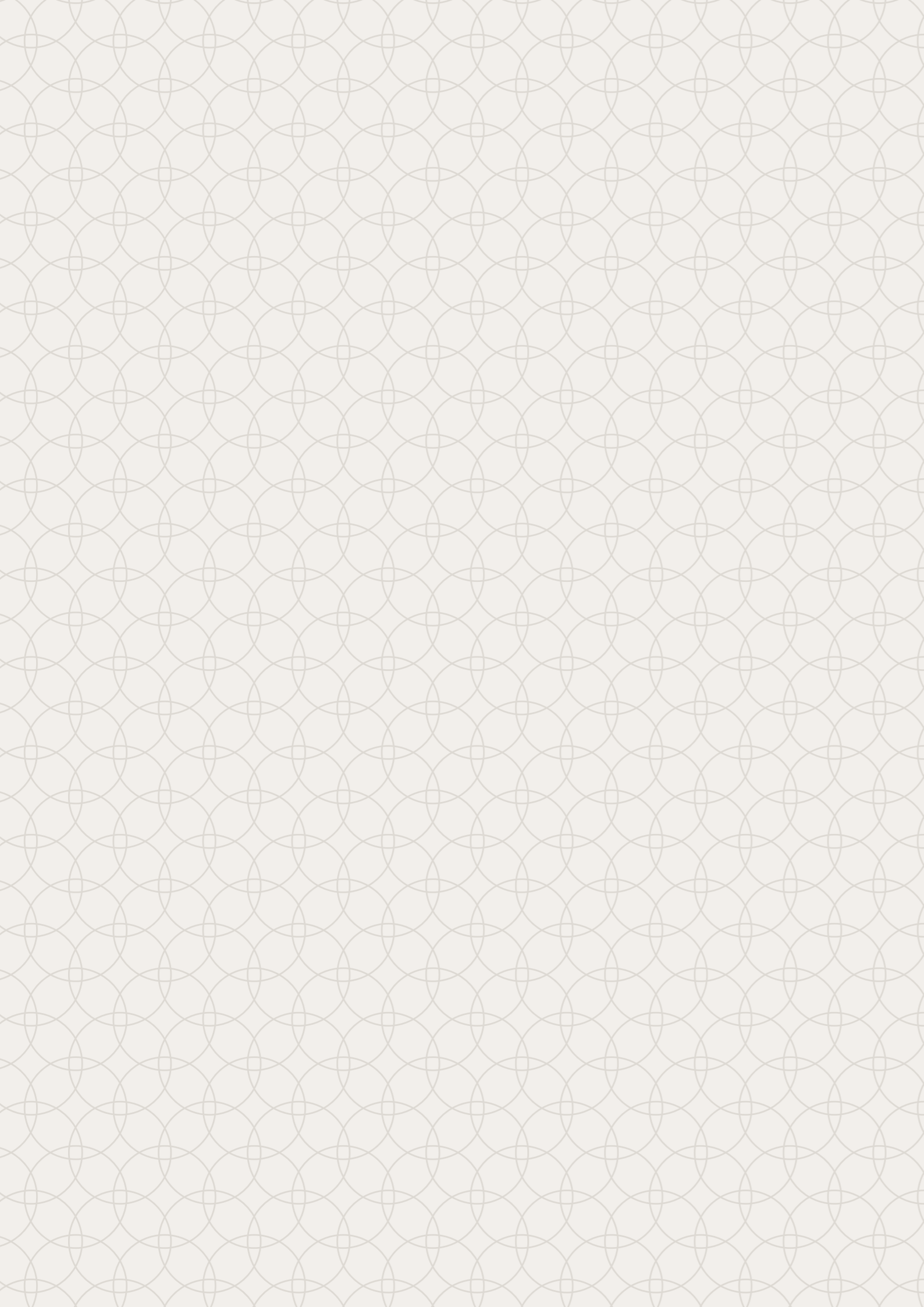




THE *old* CHAPEL  
*Cuckfield*



## WELCOME *to* THE *old* CHAPEL

Welcome to The Old Chapel, an exceptional property steeped in history and brimming with character. Originating from the 19th century, this remarkable residence has been meticulously restored, preserving a wealth of captivating features. It is a magnificent sanctuary to call home.

The Old Chapel offers privacy and seclusion, serving as a tranquil retreat from daily life, yet it maintains a welcoming sense of community and security. Experience the enchantment of this home as sunlight dances across its inviting spaces, filling each room with warmth and soul.





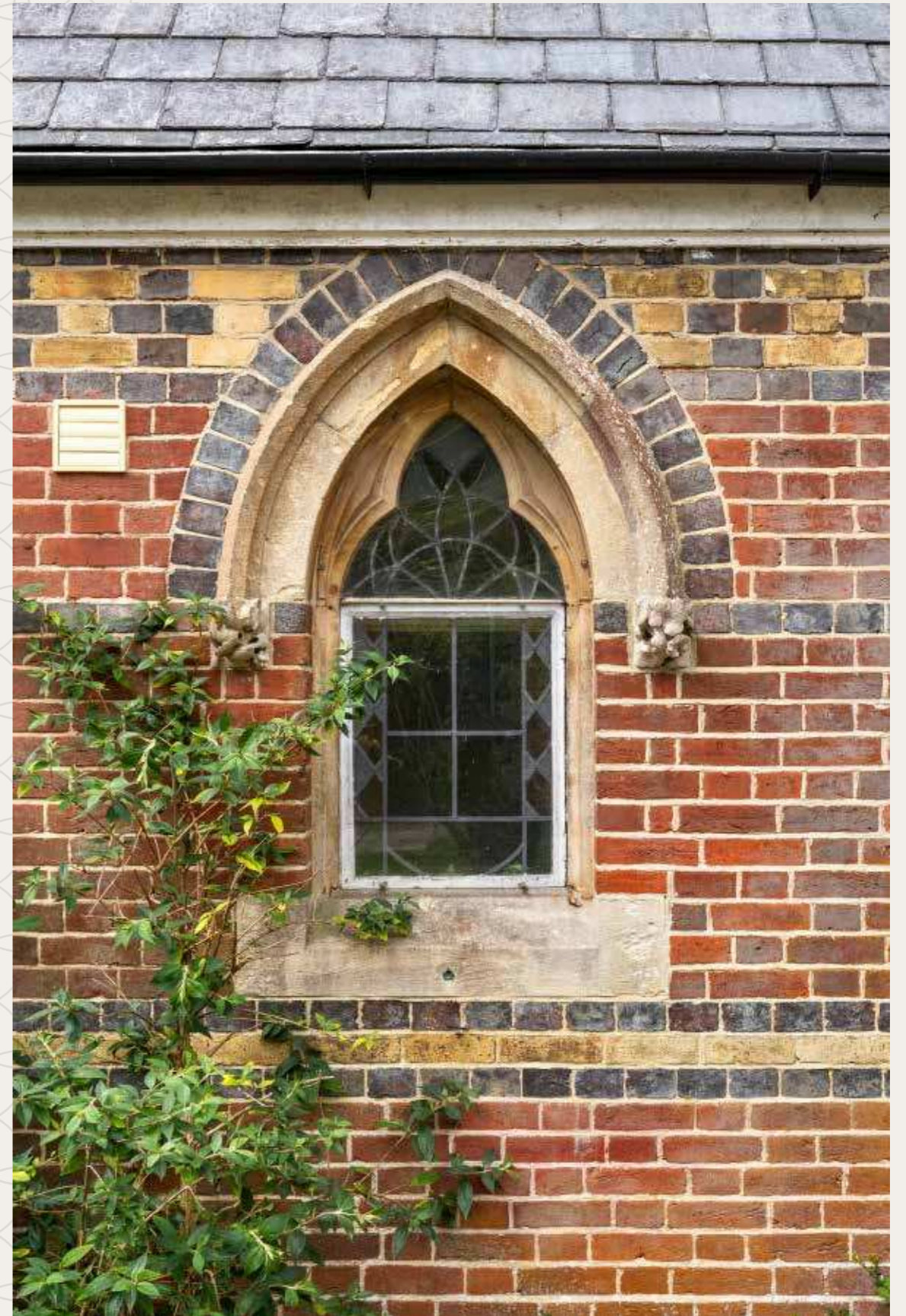
The Old Chapel | 05



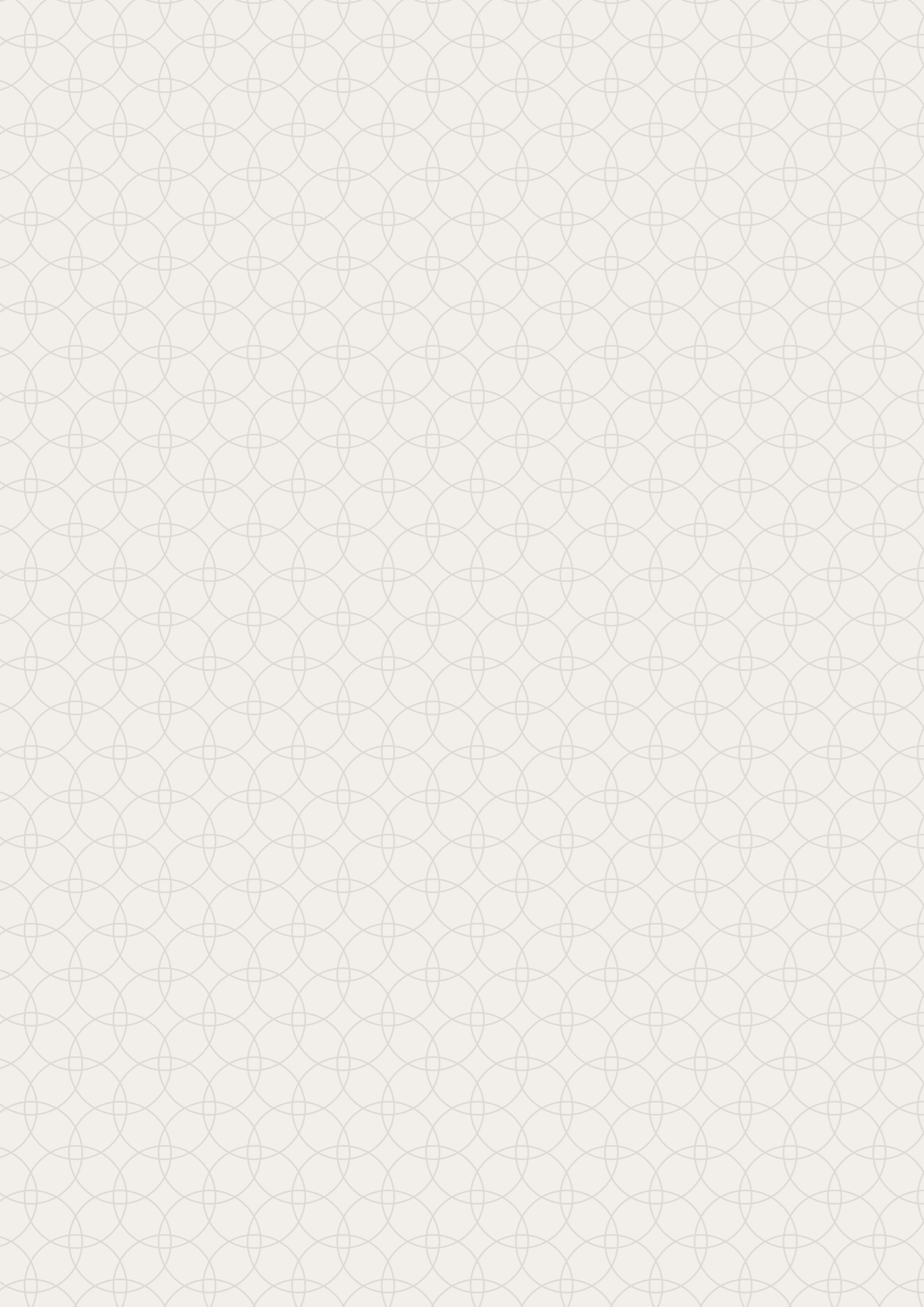
The Old Chapel | 06



The Old Chapel | 07



The Old Chapel | 08



## COME *on* IN

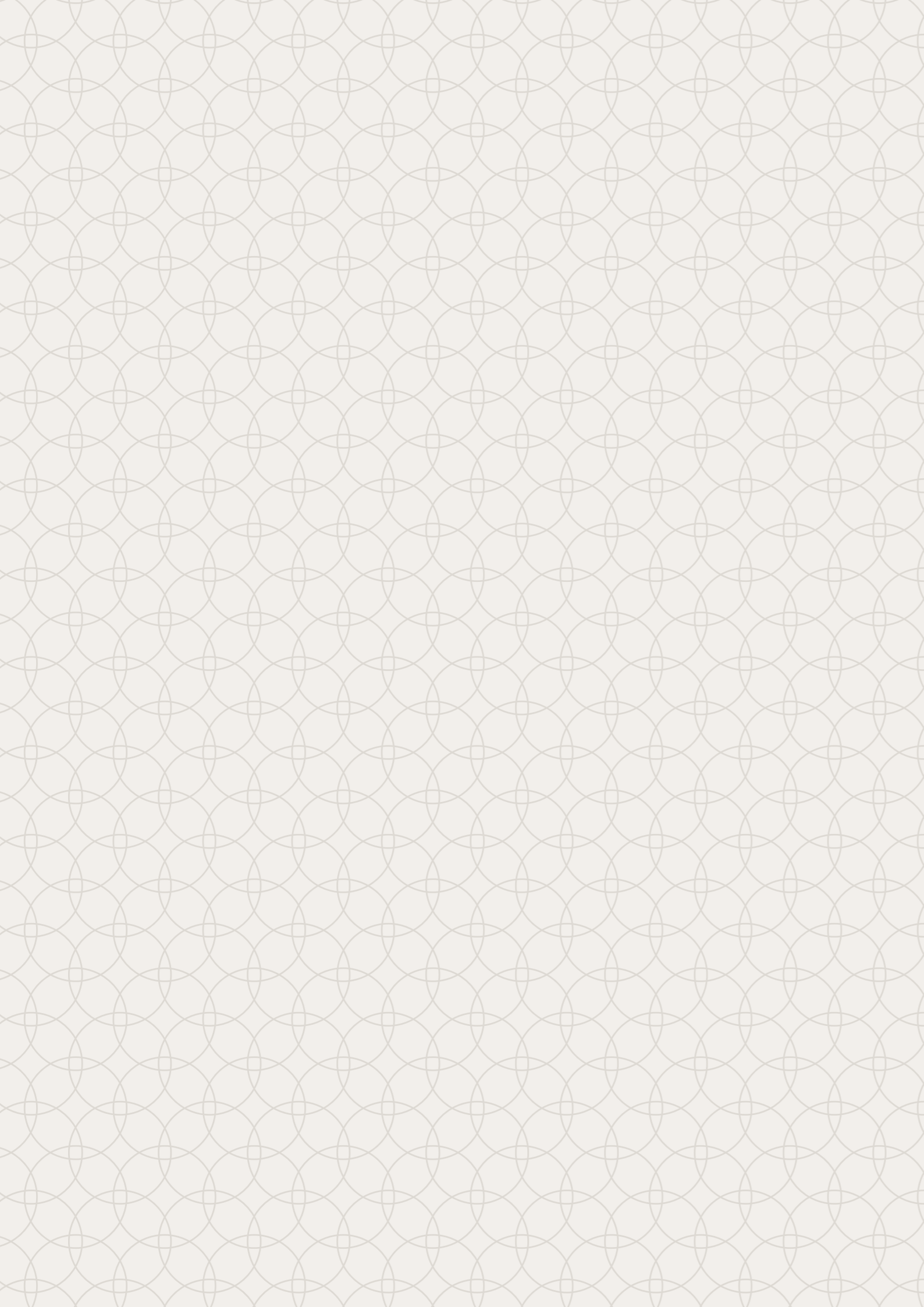
Wander along the lush, secluded garden and step inside the welcoming entrance. As you cross the threshold, soaring ceilings greet you, adorned with intricate exposed trusses arching above the mezzanine floor.

The ground floor unfolds into an expansive living area, seamlessly connecting the lounge and dining spaces. A graceful pitch pine staircase ascends to the mezzanine above. Sunlight pours in, casting vibrant patterns through the beautifully restored stained glass windows, bringing the room to life.









## HEART *of* THE HOME

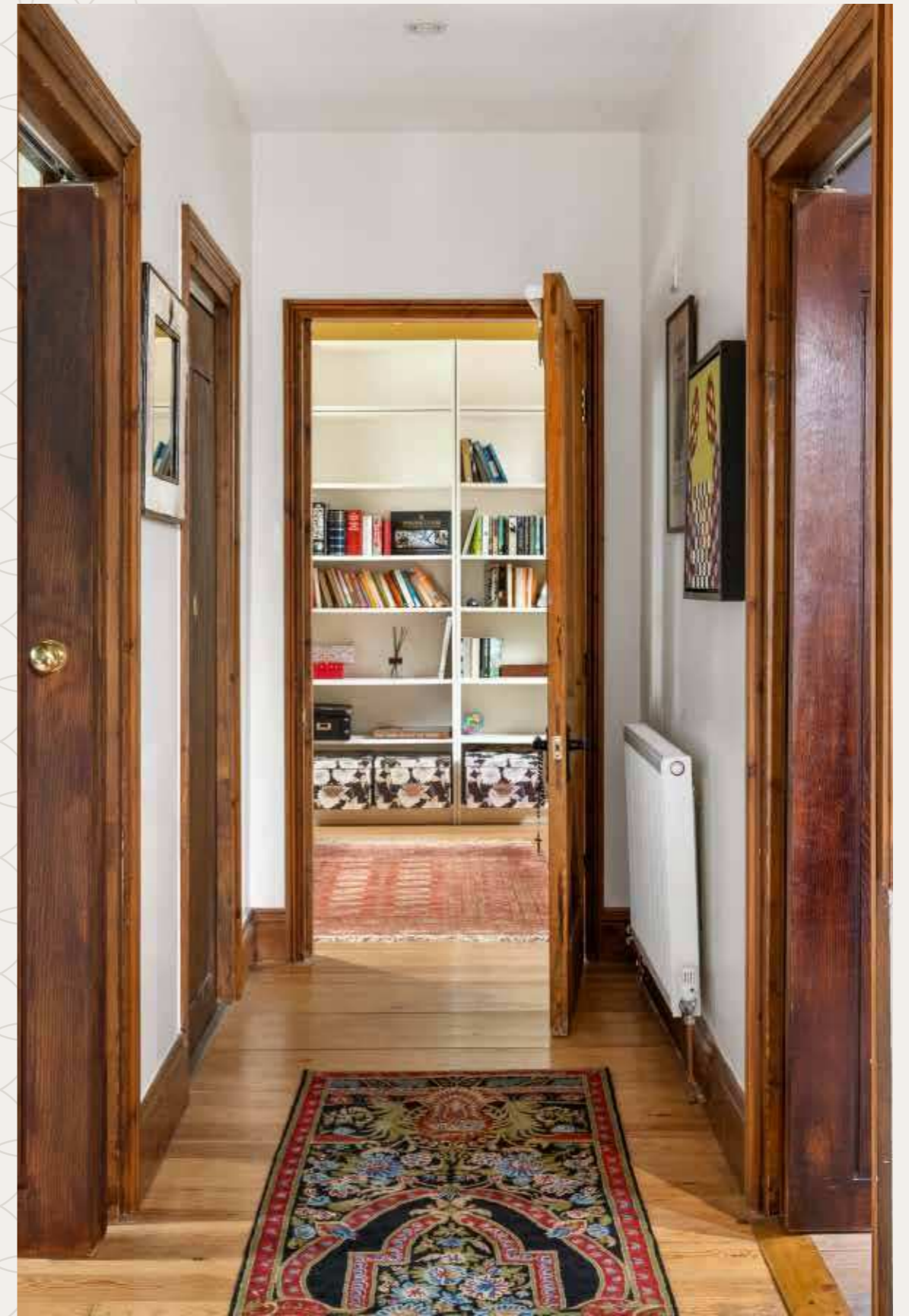
Sleek black cabinetry crowned with granite worktops sets a sophisticated tone in the kitchen, complete with integrated wine racks and illuminated glass-fronted display cabinets. Two state-of-the-art Miele ovens and a gas hob invite culinary creativity, complemented by an integrated Bosch fridge and freezer. Underfoot, Venezuelan slate tiles shimmer with golden threads that glisten as they catch the changing light throughout the day.

A separate utility room provides ample space and plumbing for a washing machine, tumble dryer, and dishwasher. Here, you'll also find the recently updated central heating boiler and the modern solar panel system, reflecting the property's blend of traditional charm and contemporary convenience.





The Old Chapel | 21



The Old Chapel | 22

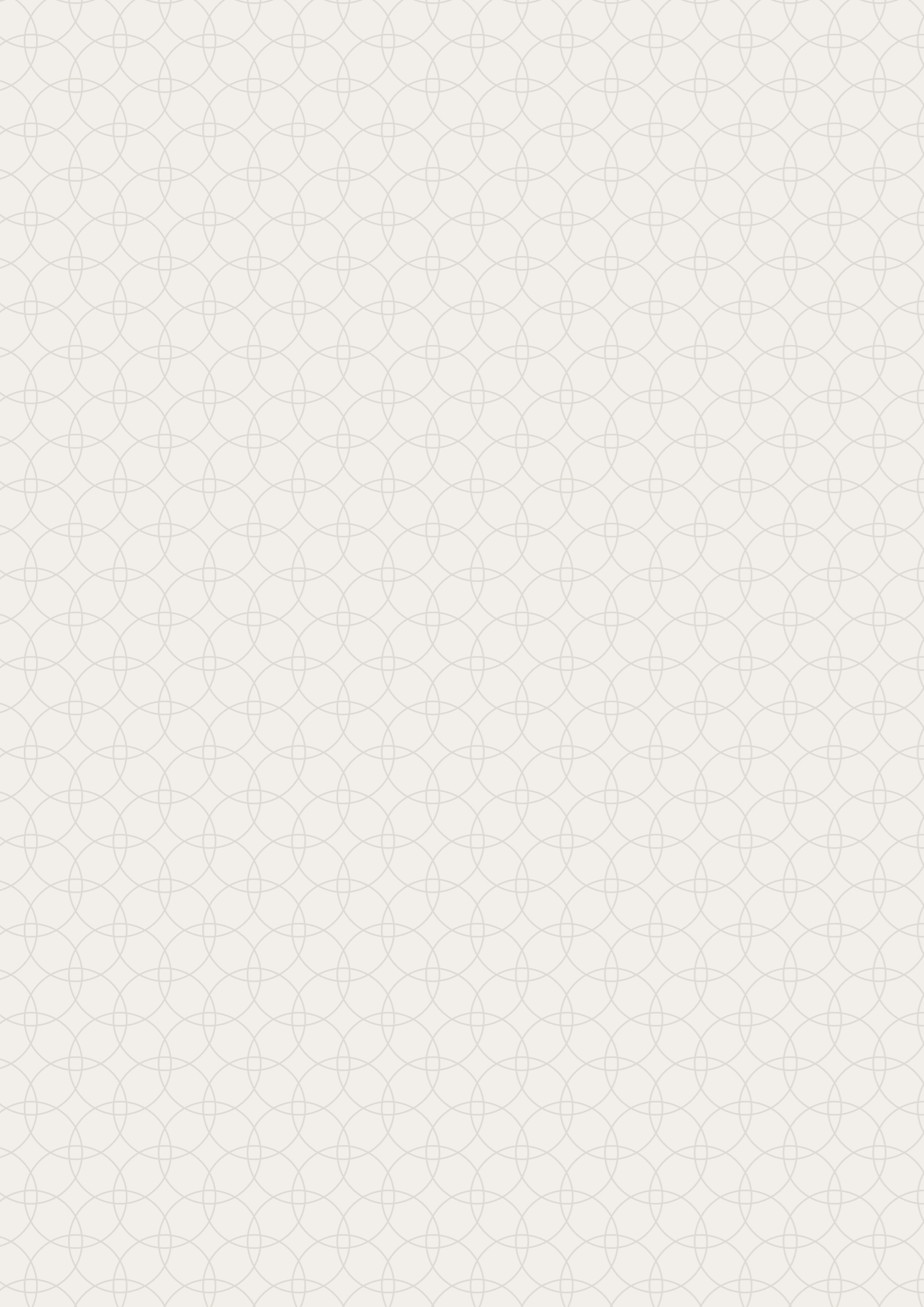




There are two double bedrooms on the ground floor. The first has original plasterwork angels, giving a nod to the property's history. This room formerly housed the altar of the chapel. The second of the ground-floor bedrooms has fitted wardrobes along one wall.



The house bathroom has a Japanese Hammam-style bath with an overhead shower and is fitted with the same Venezuelan slate tile. Light candles and enjoy a soak as the glinting candlelight bounces off the tiles beautifully. The black WC and the stone wash hand basin add to this uniquely finished bathroom - the perfect place to relax and enjoy a spa-like soak in your very own home.

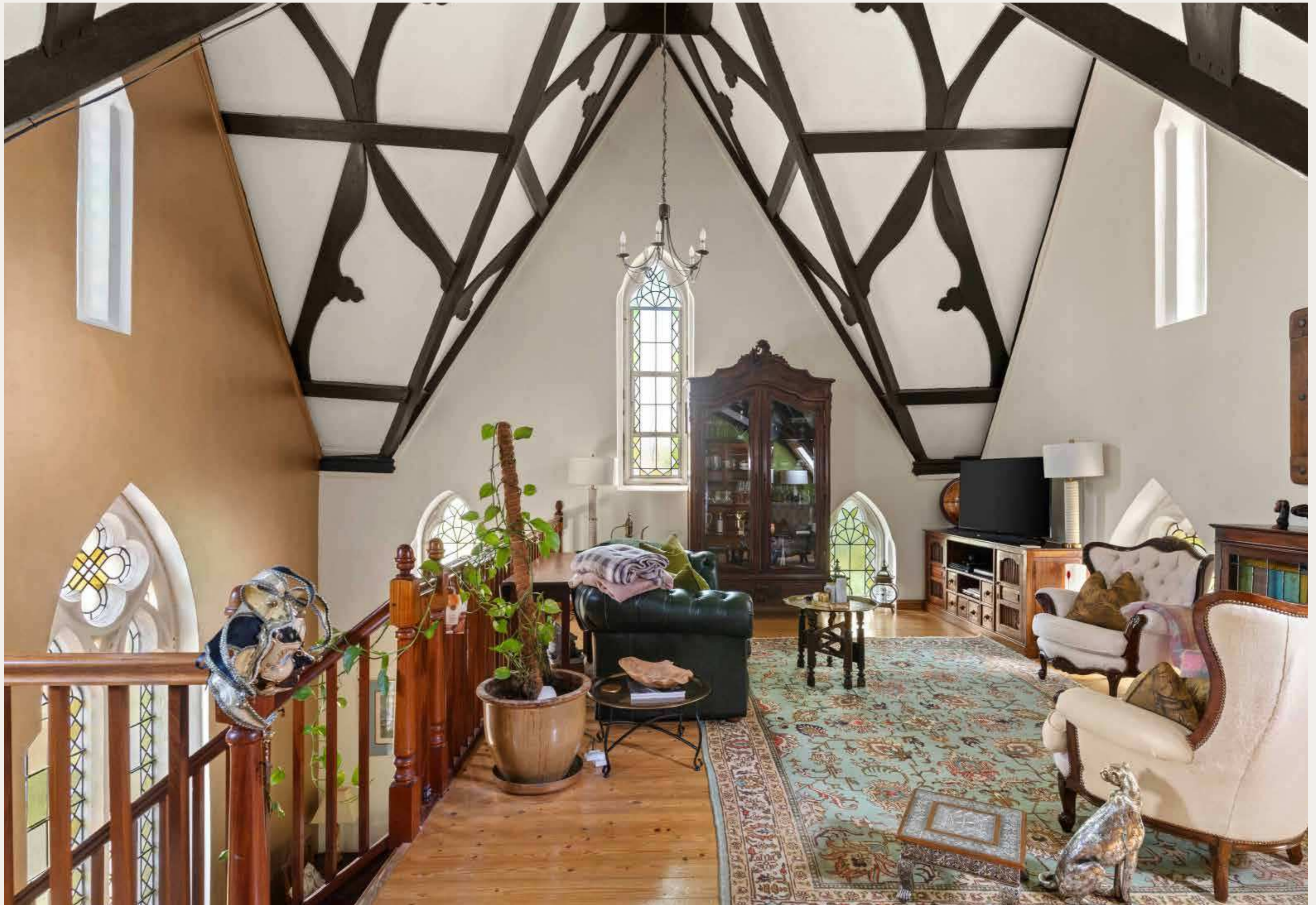


## FIRST *floor*

The mezzanine floor currently offers an additional living space overlooking the ground floor. The vaulted ceiling with exposed trusses gives a more intimate sitting area.

The interior styling draws the eye with the repetition of a feature wall that runs through the first floor from the sitting room, through the principal bedroom and into the en suite bathroom.

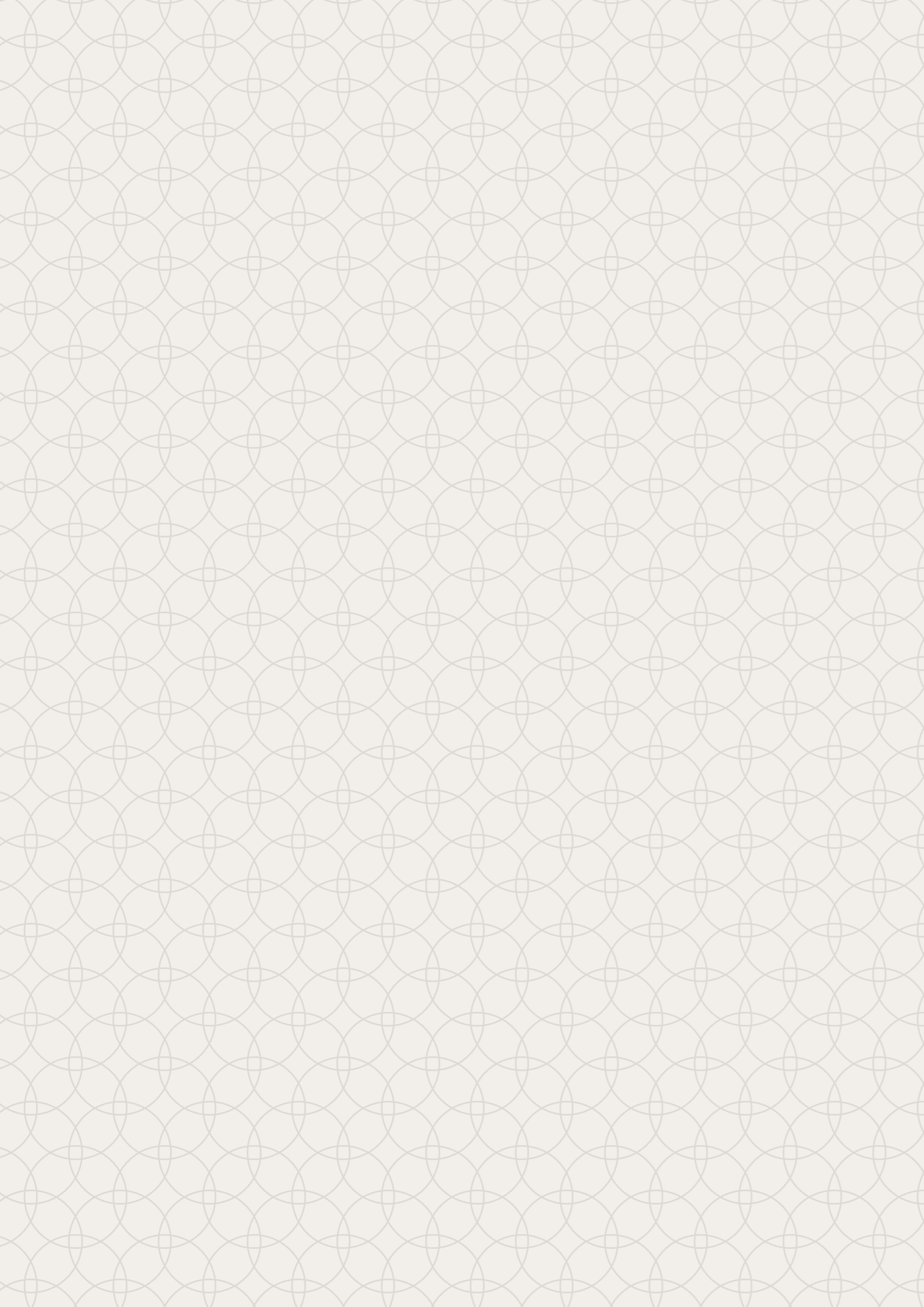
The principal bedroom has fitted wardrobes and the same striking vaulted ceiling, leading into the en suite bathroom, where a claw-foot bath takes centre stage. The tiled checkboard floor and the wash hand basin replicate Victorian styling, in keeping with the property's age.











## GARDENS

The gardens are private and well-stocked with a wide array of trees and shrubs, with herbal borders giving off the scents of rosemary, sage, oregano and lavender. There is a private area to enjoy a peaceful morning coffee while listening to the birds in the surrounding trees. A further private seating area is perfect to enjoy drinks with friends amid the oasis-like trees and shrubs.







## Chapelfields, Cuckfield, RH17

Approximate Gross Internal Area = 151.0 sq m / 1628 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. (ID1310596)

### Out and about

Located on the fringes of Cuckfield, The Old Chapel benefits from being within walking distance of the village, whilst enjoying peace and quiet. Whether you take walks through the Borde Hill gardens or out along the wetlands to spot wildlife, there are many ways to enjoy the countryside whilst simultaneously being just a short walk from the village amenities, which include convenient shops, a pharmacy, fish and chips or the local pub. Ockenden Manor has fantastic gym, pool and spa facilities, open to the public for membership.

With both a primary and a secondary school nearby, this property is perfect for families, and the train at Haywards Heath is a 20-minute walk away, but there are also buses, making your commute simple.

### Home

- Originating from the 19th century
- Meticulously restored chapel conversion, full of original character
- 3 Double Bedrooms
- 2 Bathrooms
- Soaring ceilings with intricate exposed trusses
- Mezzanine floor with additional living space and vaulted ceiling
- Original plasterwork angels in the former altar bedroom
- Pitch pine staircase and beautifully restored stained glass windows
- Japanese Hammam-style bath, overhead shower, and Venezuelan slate tiling
- 999-year lease with c. 960 years remaining
- Service charge of £300 per month, covering buildings insurance, common ground maintenance, and pathway lighting
- Council Tax Band E
- Mid Sussex District Council

### Garden & Location

- Private, secluded, and well-stocked gardens with trees, shrubs, and herbal borders (rosemary, sage, oregano, lavender)
- Peaceful private seating areas for morning coffee or evening drinks
- Located on the fringes of Cuckfield, within walking distance of the village
- Close to Borde Hill gardens and nearby wetlands for walking and wildlife
- Village amenities nearby, including shops, a pharmacy, fish and chips, and the local pub
- Primary and secondary schools nearby, ideal for families
- Haywards Heath station is a 20-minute walk away, with bus links also available

### Services

- Solar panel system, feeding into the grid with payments to the property owner
- Recently updated central heating boiler
- Mains Gas, Water & Electricity
- Broadband: Up to 1800 Mbps Download Speed
- All phone networks cover this area

Energy Efficiency Rating			
Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Very energy efficient - lower running costs

Not energy efficient - Higher running costs

### Address

The Old Chapel  
29 Chapelfields  
Cuckfield  
Haywards Heath  
RH17 5JR



**WHAT3WORDS:**

///scarves.lushly.springing

**GRACECHURCH**  
UNIQUE HOMES

**Gracechurch Unique Homes**

Warlies Park House, Horseshoe Hill, Waltham Abbey EN9 3SL  
020 3418 0584 | [unique@gracechurch-property.co.uk](mailto:unique@gracechurch-property.co.uk)  
[www.gracechurch-unique.co.uk](http://www.gracechurch-unique.co.uk)



Scan the QR Code using a smart  
phone camera to email us  
about the property.