



**Green Cross Cottages**

Cuckfield Road, Ansty, West Sussex, RH17 5AG

**MARCHANTS**

# Green Cross Cottages

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An extended two-bedroom semi-detached house of character, with two double bedrooms and off-street parking for several vehicles and walkable to Ansty village centre, sports pavilion and social club where the community comes together. The area is connected by a bus service linking you to the Princess Royal hospital, and nearby villages and Haywards Heath.

Being sold via 'Secure Sale' online bidding. Terms & Conditions apply.

**Starting Bid £435,000**

MARCHANTS

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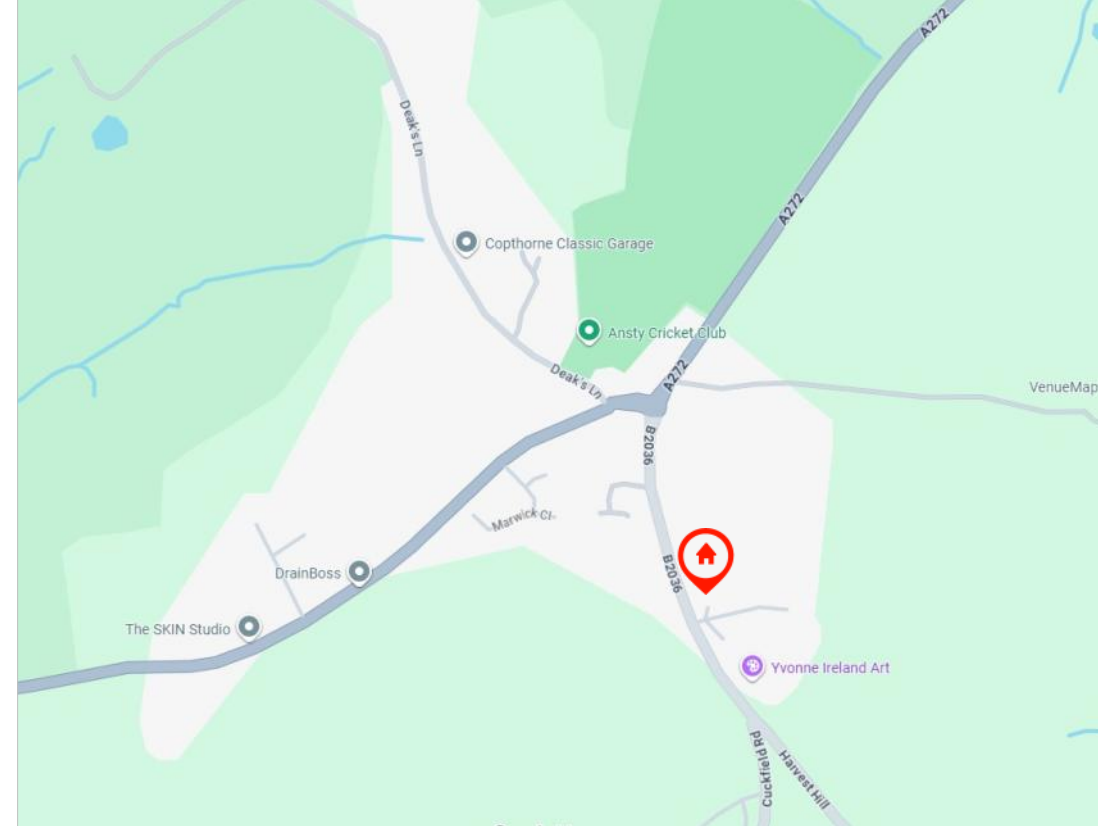
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## Features

- Semi Detached House
- Being Sold Via 'Secure Sale'
- 2 Bedrooms
- Extended Kitchen/Diner
- Cabin for Work Space/Gym
- Village Environment
- Scope to Extend (STNC)
- Immediate 'Exchange of Contracts' Available



**Ansty Cricket Club / Village Hall**



## Location

The property can be found on the Cuckfield Road, and is within proximity to Ansty village centre and recreation park. Here you will find a state-of-the-art village hall which benefitted from significant investment to provide the new, fully accessible pavilion and village hall for the local community and local cricket club.

Set in the Parish of Ansty & Staplefield Parish Council, Ansty village is located just over 3 miles from Haywards Heath and close to Cuckfield Village where you will find a variety of independent shops, eateries, pubs and the well renowned Ockenden Manor Hotel and Luxury Spa with an award-winning restaurant. Nearby Cuckfield Golf course boasts stunning panoramic views of the Sussex countryside and surrounding Ansty village is an abundance of stunning countryside, perfect for those seeking a semi rural location.

- Haywards Heath (3.2 miles)
- Burgess Hill (3.5 miles)
- Brighton (15.0 miles)
- Gatwick Airport (16.4 miles)

# Accommodation

PVCu door to; **RECEPTION HALLWAY** Radiator, side window, under stairs storage area, timber door into:

**LIVING ROOM** Stone floor, two radiators, fireplace with timber over mantle and brick insert with 'Dimplex' imitation woodstove, tiled hearth. Under cornice mood lighting. Built-in desk and storage cupboards. Floor mounted 'Boulter Camray 3' oil fired boiler for central heating and 'Horstman' central heating controls. Open staircase to first floor.

**KITCHEN** Comprising of freestanding modular units, housing a 'Eurokera' ceramic hob and oven under. Further freestanding unit and drawers with stainless steel shelving over, freestanding preparation area unit with storage, shelving under plus timber shelving over. Built-in storage unit with stainless steel sink, drainer and mixer tap. Space and connection for washing machine, dishwasher or tumble dryer.

**DINING AREA** Timber and glazed panel double doors into a PVCu and brick built with lantern roof light, quarry tiled floor, recessed downlights.

## FRIST FLOOR

**BEDROOM ONE** A good size double room, PVCu window with side aspect, double radiator, built-in airing cupboard housing a hot water cylinder.

**EN SUITE** Bathroom comprising of a white suite, panelled enclosed bath with hair rinse attachment, and chrome heated towel rail over, handbasin set into vanity unit and close couple toilet. Ceramic tiling splashback areas, and tiled floor and PVCu window.

**BEDROOM TWO** A double aspect room, feature fireplace, fitted clothes hanging rail, and fitted triple wardrobe.





## Garden & Parking

**FRONT GARDEN** Tarmac drive for several cars, with surrounding established shrubs and low boundary wall. Timber gate allowing access to the side aspect and beyond to the rear garden.

**REAR GARDEN** An east aspect with timber-built cabin and glazed doors (ideal workspace or home gym). 1000 litre oil storage container. Paved patio for al-fresco dining with timber pergola over. Garden mainly laid to lawn established shrubs and fruit tree.

## Additional Information

Oil fired central heating.

**Council Tax Band: C**

| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               | 80        |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            | 47                                                                                                            |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| England & Wales                             | EU Directive 2002/91/EC  |           |

## Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

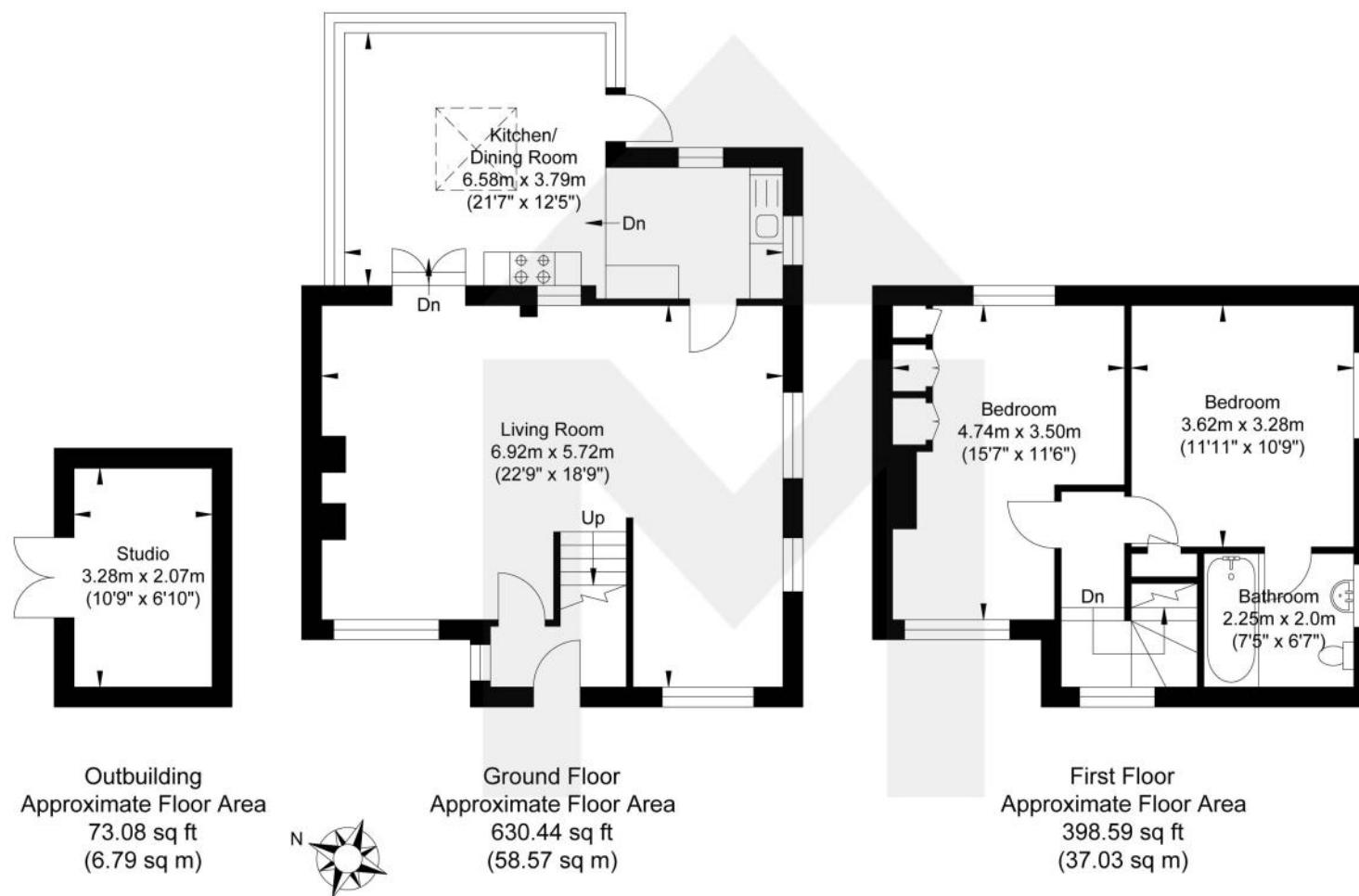
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

## Floorplan



Approximate Gross Internal Area (Excluding Outbuilding) = 95.60 sq m / 1029.03 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

**PLEASE NOTE** These particulars have been prepared in good faith, however purchasers must satisfy themselves as to their accuracy as they do not and should not form part of a contract of sale. Where appliances, fittings and services are included, prospective purchasers should arrange their own tests as to condition before exchange of contracts. Where alterations/extensions have been carried out to the property, purchasers must satisfy themselves that the relevant consents have been granted. Title where quoted is believed to be correct but subject to confirmation through solicitors. Telephone points are subject to the conditions of the supplier. Internal photographs must not be taken without the permission of the vendors or their agent. Additionally, prospective purchasers will be requested to provide information allowing us to independently verify both their ability to proceed directly to contract and to fund the full value of any offer that has been agreed with the Vendor.  
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