



**Ivy Cottage, Hanlye Lane, Cuckfield, Haywards Heath RH17 5HR**

**welcome to**

**Ivy Cottage, Hanlye Lane, Cuckfield, Haywards Heath**

Guide Price £675,000 - £700,000...Rare opportunity to acquire this beautiful three bedroom period semi-detached house, surrounded by around 1/2 acre of gardens, has large living spaces to be enjoyed, parking at the front and the chance to personalise and extend this superb home to make it your own.





### Living Room

12' 8" x 12' 7" ( 3.86m x 3.84m )

### Sitting Room

12' 8" at max x 9' 3" at max ( 3.86m at max x 2.82m at max )

### Dining Room

19' x 9' ( 5.79m x 2.74m )

### Kitchen

13' 5" x 12' 2" ( 4.09m x 3.71m )

### Conservatory

19' x 9' 2" ( 5.79m x 2.79m )

### Store

10' 4" at max x 6' 2" at max ( 3.15m at max x 1.88m at max )

### W.C.

### Bedroom 1

25' at max x 13' at max ( 7.62m at max x 3.96m at max )

### Bedroom 2

13' at max x 9' 8" at max ( 3.96m at max x 2.95m at max )

### Bedroom 3

10' 11" at max x 9' 7" at max ( 3.33m at max x 2.92m at max )

### Bathroom

Total floor area 164.7 m<sup>2</sup> (1,772 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Ivy Cottage, Hanlye Lane, Cuckfield, Haywards Heath

- Guide Price £675,000 - £700,000
- A gorgeous three bedroom period house
- Surrounded by around half an acre of attractive gardens
- Exciting scope personalise and extend
- Sought after area close to Cuckfield Village centre
- Main bedroom with vaulted ceiling and character beams
- Large living space and conservatory
- Convenient allocated parking

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

**£675,000-£700,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
HHT109845 - 0004

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