



1 Siren Cottages
Horsgate Lane, Cuckfield, RH17 5AZ

■ ■ ■ Mark Revall & Co

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Guide Price £435,000 Freehold

A rare opportunity to purchase an attractive three bedroom Victorian semi detached family home, occupying a generous plot in a tucked-away position within the highly sought-after village of Cuckfield. The property offers considerable scope to extend and modernise throughout, providing versatile accommodation arranged over two floors. The ground floor comprises an entrance hall, sitting room with open fireplace, separate dining room/family room, kitchen with access to the side and rear gardens, utility room and cloakroom. To the first floor are three well-proportioned bedrooms and a family shower room. Externally, the property benefits from a private driveway providing off-road parking, while the established side and rear gardens are a particular feature, offering areas of lawn and planting together with excellent space for alfresco dining and outdoor relaxation. Further benefits include gas central heating, attractive character features, a sought-after tucked-away location and the property is being offered for sale with no onward chain. An ideal opportunity for those seeking a renovation project with the potential to create a wonderful long term family home.

Situated on picturesque Horsgate Lane, the property enjoys a prime position within the highly 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, reflecting the village's rich heritage. For leisure and wellness, the renowned Ockenden Manor Hotel and Spa offers luxurious amenities, including a contemporary spa within a historic Elizabethan manor. Nature enthusiasts will appreciate the nearby High Weald Area of Outstanding Natural Beauty, providing scenic trails and opportunities for a variety of 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.







Ground Floor



Floor 1



Approximate total area⁽¹⁾

918 ft²

85.3 m²

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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

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