

11 Wheatsheaf Lane, Cuckfield, West Sussex RH17 5TZ

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This modern, well-maintained 4-BEDROOM LINK-DETACHED NEO-GEORGIAN FAMILY HOME, built we believe in the late 1970s, extends to approximately 1,072 sq.ft. whilst set towards the end of a pleasant and popular CUL-DE-SAC in Cuckfield village.

Haywards Heath mainline station is within walking distance via a public bridleway through Blunts Wood, while Warden Park Secondary Academy is just a short walk away.

The property has been freshly painted throughout in a neutral, crisp white along with brand new carpeting and vinyl flooring.

SCOPE FOR FURTHER IMPROVEMENT, MODERNISATION and EXTENSION (STPP) is also on offer should it be required, while further benefits include PRIVATE DRIVEWAY PARKING, an ATTACHED GARAGE with POTENTIAL FOR CONVERSION (STPP), and a SOUTH-FACING REAR GARDEN, whilst offered for sale with NO ONWARD CHAIN.

The village centre is within walking distance and the A/M23 is of easy reach by car.

The accommodation comprises an ENTRANCE HALL with CLOAKROOM/WC and a spacious, dual-aspect LIVING/DINING ROOM featuring an electric fireplace with surround and patio doors opening onto the rear garden. The KITCHEN is fitted with wooden-fronted wall and base units, an integrated eye-level electric oven and ceramic hob, plus space and plumbing for a slimline dishwasher, undercounter fridge and washing machine, while an external door provides access to outside.

From the entrance hall, a staircase with an understairs storage cupboard rises to the FIRST-FLOOR LANDING, which has a large window and an airing cupboard housing the hot water cylinder. There are FOUR BEDROOMS - two doubles, a generous single and a smaller single ideal as a study or nursery. The FAMILY BATHROOM serves all bedrooms and includes a shower over the bath, pedestal wash-hand basin and WC.

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- 4-BEDROOM LINK-DETACHED NEO-GEORGIAN FAMILY HOUSE IN QUIET A CUL-DE-SAC.
- GREAT SCOPE TO FURTHER MODERNISE, EXTEND & CONVERT GARAGE (STPP).
- EASY WALK TO HIGHLY REGARDED SCHOOLS & MAINLINE STATION.
- THROUGH LIVING/DINING ROOM. KITCHEN WITH INTEGRATED OVEN & HOB.
- GROUND FLOOR CLOAKROOM. FIRST FLOOR BATHROOM.
- GAS-FIRED CENTRAL HEATING. REPLACEMENT WINDOWS & DOORS THROUGHOUT.
- NEWLY DECORATED, BRAND NEW CARPETS & VINYL FLOORING.
- PRIVATE DRIVEWAY PARKING FOR 2 VEHICLES. ATTACHED SINGLE GARAGE.
- FRONT GARDEN. SOUTH-FACING REAR GARDEN WITH PATIO.
- EPC RATING: TBC.
- COUNCIL TAX BAND: E.













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LOCATION: The property is conveniently situated towards the end of a highly sought-after residential cul-de-sac with fields and woodland opposite off Broad Street on the eastern side of the village. The property is within a very short walk of the highly regarded Warden Park Secondary Academy and close to a public bridle footpath which leads through Blunts Wood and on into Haywards Heath.

The village has several restaurants, numerous pub/restaurants, various sports clubs and leisure groups and is surrounded by some of the area's most beautiful countryside which is interspersed with footpaths and bridleways linking with the neighbouring districts and villages. Haywards Heath is approximately 2 miles by car to the east where there is an extensive range of shops, stores, cafes, restaurants and bars and Haywards Heath's mainline railway station provides fast and regular services to London, Gatwick and the south coast. By road, access to the major surrounding areas can be gained via the A/M23 which lies approximately 3 miles to the west at either Bolney or Warninglid. There is also direct access to a ferry terminal at Newhaven (45 mins by car).

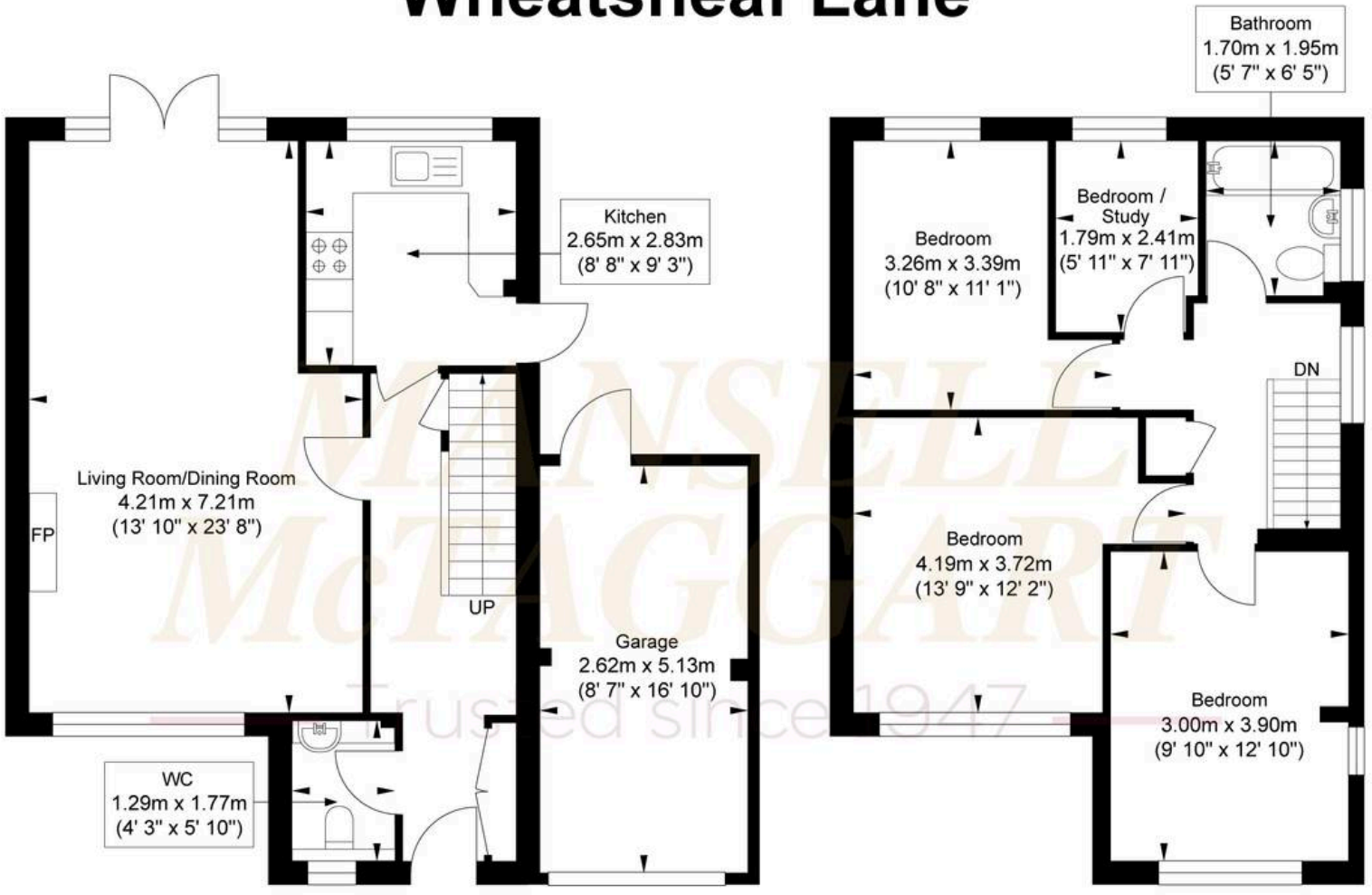
Schools: Warden Park Secondary Academy (0.2 mile). Holy Trinity Primary (0.5 miles). Central Sussex Sixth Form College (1.1 miles via Blunts Wood).

Stations: Haywards Heath (1.3 miles via Blunts Wood on foot) provides fast and direct services to London (Victoria/London Bridge 47 mins). Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). Balcombe (3.9 miles). Three Bridges (8.9 miles).

OUTSIDE: A good-sized, well-stocked FRONT GARDEN with block paviour PRIVATE DRIVEWAY alongside provides OFF STREET PARKING FOR TWO VEHICLES leading to an ATTACHED GARAGE with up and over door, power and light, whilst providing great scope for conversion (STPP).

The SOUTH-FACING REAR GARDEN enjoys a paved PATIO which adjoins the property, spanning its width, with direct access from the dining room. Steps lead up to a tiered garden where a wide variety of mature trees and shrubs are displayed.

Wheatsheaf Lane



Ground Floor
Approximate Floor Area
533.24 sq ft
(49.54 sq m)

Garage
Approximate Floor Area
144.67 sq ft
(13.44 sq m)

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First Floor
Approximate Floor Area
539.06 sq ft
(50.08 sq m)

Approximate Gross Internal Area (Excluding Garage) = 99.62 sq m / 1072.30 sq ft

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



Mansell McTaggart Cuckfield

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