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1 Whitemans Close, Cuckfield, West Sussex RH17 5DE



***A rarely available 2-DOUBLE BEDROOM BUNGALOW within a sought-after CUL-DE-SAC in the Whitemans Green area of Cuckfield village, set on a GENEROUS CORNER PLOT with a superb SOUTH-FACING REAR GARDEN, PRIVATE DRIVEWAY and a DETACHED GARAGE.***

***Additionally, tremendous SCOPE IS ON OFFER TO EXTEND (STPP) and/or adapt the internal layout and update should the need be required. The property is also offered with NO ONWARD CHAIN.***

The accommodation in brief comprises; private front door into an ENTRANCE LOBBY with a handy coat storage cupboard and a further door into a large, bright and airy L-SHAPED LIVING/DINING ROOM featuring a York stone open fireplace. Sliding patio doors to the rear of the dining area open through to a delightful SUNROOM, being a more recent addition, and fitted with uPVC windows and doors whilst spanning the width of the property. A galley-style KITCHEN, accessed off the living room area, is fitted with a range of wall and base units with a stainless-steel sink. Integrated appliances include an electric ceramic hob and electric oven below. Spaces for undercounter appliances are also on offer. Additionally, a cupboard houses the hot water cylinder whilst a door to the rear opens into the sunroom beyond where there is a further range of fitted base units.



An internal door from the living area opens into an INNER HALL providing access to the TWO DOUBLE BEDROOMS and BATHROOM. One bedroom is positioned to the front whilst the PRINCIPAL BEDROOM, to the rear, provides GREAT SCOPE to EXTEND TO THE SIDE to create an EN-SUITE along with further potential for an additional bedroom should it be required (STPP).

- DETACHED 2-DOUBLE BEDROOM BUNGALOW ON WIDE CORNER PLOT.
- GENEROUS L-SHAPED LIVING/DINING ROOM WITH OPEN FIREPLACE.
- GALLEY-STYLE FITTED KITCHEN WITH INTEGRATED OVEN & HOB.
- LOVELY SUNROOM TO REAR.
- TWO DOUBLE BEDROOMS WITH FITTED CUPBOARDS. BATHROOM.
- PRIVATE DRIVEWAY & DETACHED GARAGE.
- EXTRA WIDE, PRETTY FRONT GARDEN. SUPERB SOUTH-FACING REAR GARDEN.
- OFFERING GREAT SCOPE TO EXTEND & UPDATE SHOULD IT BE REQUIRED (STPP).
- CONVENIENT LOCATION FOR FACILITIES IN WHITEMANS GREEN, VILLAGE CENTRE & EASY ROAD ACCESS TO A/M23.
- EPC RATING: D.
- COUNCIL TAX BAND: E.
- NO ONWARD CHAIN.

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## OUTSIDE

A PRIVATE DRIVEWAY provides parking for at least two vehicles and leads to a DETACHED GARAGE with an up-and-over door.

The front and rear gardens are a particular feature of the property both in size as well as design and arrangement, ideal for the keen gardener. An EXTRA WIDE PLOT TO THE FRONT AND SIDE lends itself perfectly to accommodate an extension to the property (STPP), currently laid to lawn with surrounding, pretty, well-stocked beds containing an array of plants, shrubs and flowers.

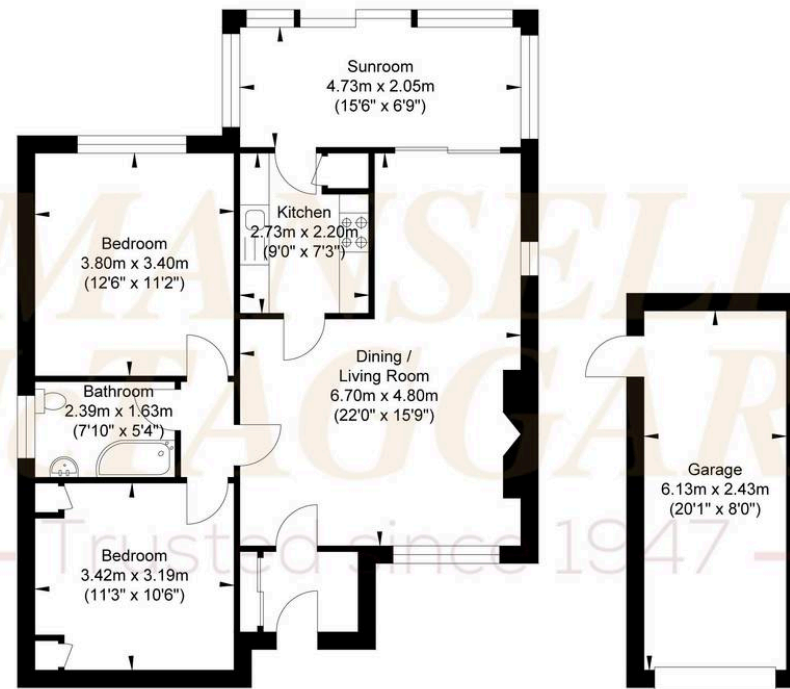
A glorious SOUTH-FACING REAR GARDEN enjoying a high-degree of privacy, is well-arranged and again, well-stocked with an abundance of established trees, plants, shrubs and flowers surrounding a large, raised and shaped lawn creating interest. A patio, rockery, pond and shingled stepping stone area is accessed from the sunroom and kitchen with steps up to the lawn.

To one side of the property is a lean-to TIMBER POTTING SHED opening into a large, paved area, ideal for an extension (STPP), whilst to other side is a paved pathway giving access to the personal door of the garage and beyond to a gate.

Tenure: Freehold



## Whiteman's Close



Ground Floor  
Approximate Floor Area  
820.75 sq ft  
(76.25 sq m)

Garage  
Approximate Floor Area  
160.38 sq ft  
(14.90 sq m)



Approximate Gross Internal Area (Excluding Garage) = 76.25 sq m / 820.75 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Cuckfield

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