



Mellors Court

Ashburnham Drive, Cuckfield, West Sussex, RH17 5GG

MARCHANTS

Mellors Court

A luxury two-bedroom apartment, being one of only five in an attractive Regency style building built in 2007. Features include entry phone security, carpeted foyer, natural wood internal doors, open plan living room and kitchen area, ensuite shower room to bedroom one, a second double bedroom and a garage plus additional parking space in front. The flat is offered with a share of freehold and **no onward chain**. The flat is an ideal investment or for a home occupier.

£320,000

MARCHANTS

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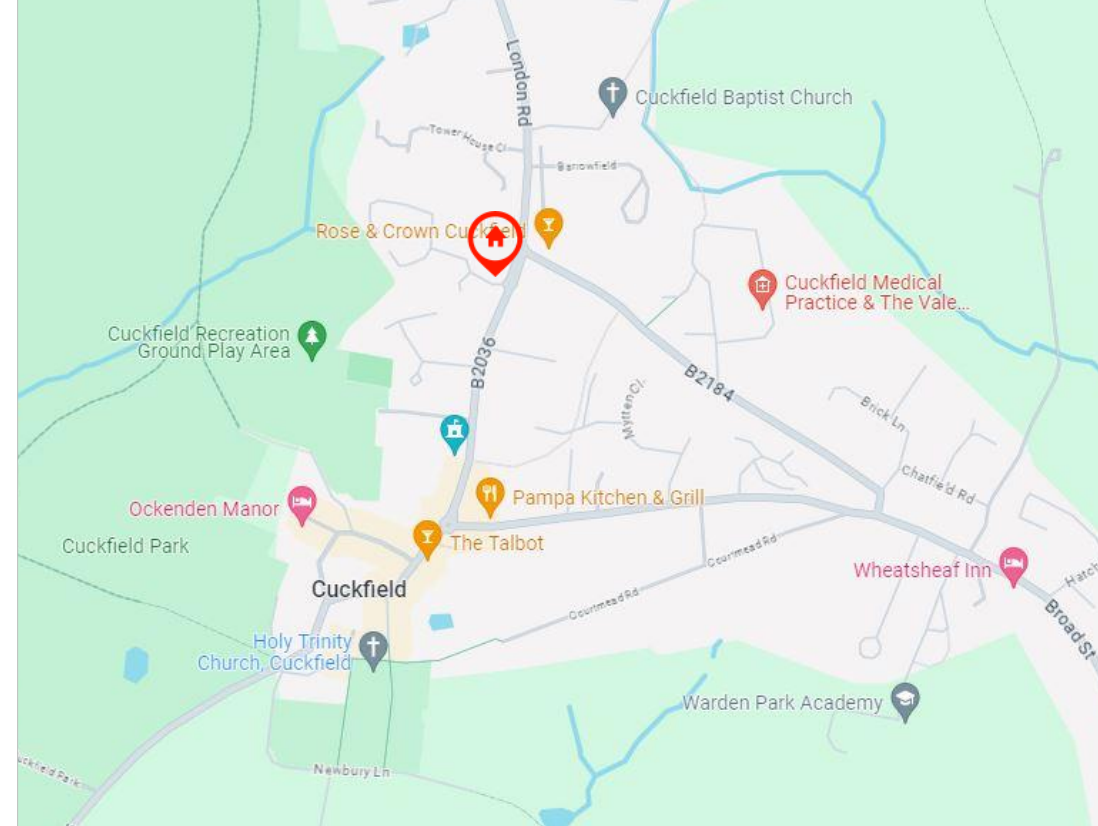
5 High Street Ditchling East Sussex BN6 8SY (01273) 842848 Email: ditchling@marchantsestateagents.co.uk

Features

- First Floor Apartment
- Open Plan Living Room/Kitchen
- Two Double Bedrooms
- Two Shower/Bathrooms
- Garage
- Share of Freehold
- Village Location
- No Onward Chain



Cuckfield High Street.



Location

Cuckfield is a popular and historic village surrounded by open countryside and boasting, quaint shops, restaurants, pubs, coffee shops and Ockenden Manor Hotel and Spa as well as a recreation ground with a large paddling pool open May to September. A nine hole golf course and cricket ground.

A bus service reaches nearby Haywards Heath, which provides numerous supermarkets, shopping centre with a Marks & Spencer's as well as pubs, bars, restaurants, and a main line railway station with links to London, Brighton and Eastbourne.

- Cuckfield Village Centre (0.3 miles)
- Haywards Heath Station (2.3 miles)
- Gatwick Airport (12.1 miles)
- Brighton (16.5 miles)

Accommodation

Front door with adjoining entry phone system and opening into a carpeted entrance foyer with automatic lights and stairs rising to the first floor.

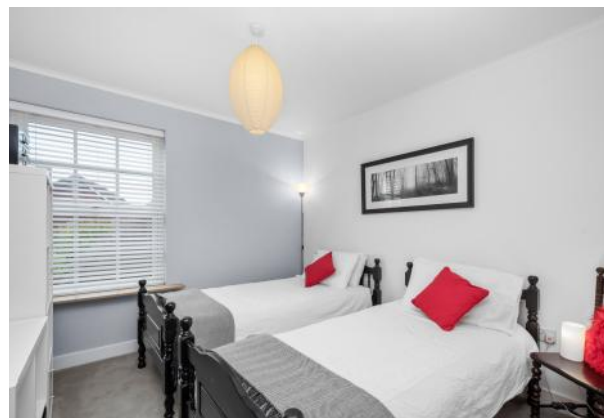
Flat entrance door with doorbell, security peephole, and opening into a L-shaped **HALLWAY** with 'LVT' flooring, radiator, central heating thermostat, built-in coat cupboard housing an electric consumer unit. Built-in airing cupboard, housing an unvented water heater, slatted shelving and a central heating programmer.

LIVING ROOM An east facing room with two radiators, TV point, plantation shutters, glazed door from hallway and an open arch to;

KITCHEN A galley style room fitted with real wood kitchen furniture and a 'U' shaped mottled granite worktop with matching up stand, inset stainless steel sink, mixer tap and separate vegetable drainer. Range of base cupboards, drawers, storage shelves, full height cupboard and wall mounted cupboards. Integrated appliances include 'Electrolux' electric oven with a four-burner gas hob, stainless steel backplate and an extractor hood over. 'Electrolux' refrigerator and freezer, 'AEG' washing machine and 'Electrolux' dishwasher. Wall cupboard housing a 'Glow-worm' gas fired boiler for central heating and domestic hot water.

BEDROOM ONE A west facing room with radiator, TV point, wooden Venetian blinds, telephone point and door to;

EN SUITE SHOWER ROOM Fitted with a white suite comprising a walk-in shower with a thermostatic shower and enclosed by a concertina glass door. Wall hung wash basin with mixer tap/pop-up waste, close coupled W.C., glass toiletries shelf, electric, shaver point, large wall mirror, recessed downlights, vinyl flooring, ceramic wall





tiling, extractor fan, ladder, style towel warmer, mirror fronted medicine cabinet.

BEDROOM TWO Another west facing double bedroom with radiator, wooden Venetian blind, telephone point and timber display shelf.

BATHROOM Fitted with a modern white suite comprising bath with a thermostatic shower, pop-up waste, handgrips and pivoting glass shower screen over. Wall hung wash basin with mixer tap/pop-up waste. Close coupled W.C., ladder style towel warmer, electric shaver point, ceramic tiled toiletries shelf and large wall mirror over. Recessed downlights, extractor fan, ceramic wall tiling and vinyl flooring.

Garden & Parking

GARAGE In a block (second on the left), power & light, up and over door plus a parking space in front.

COMMUNAL GARDENS There is a well-maintained communal garden facing east and south and laid to a spacious lawn which offers privacy from the road, due to the high boundary hedge.

Additional Information

N.B. The flat has a current an EICR (Electrical Installation Certificate Report).

SHARE OF FREEHOLD

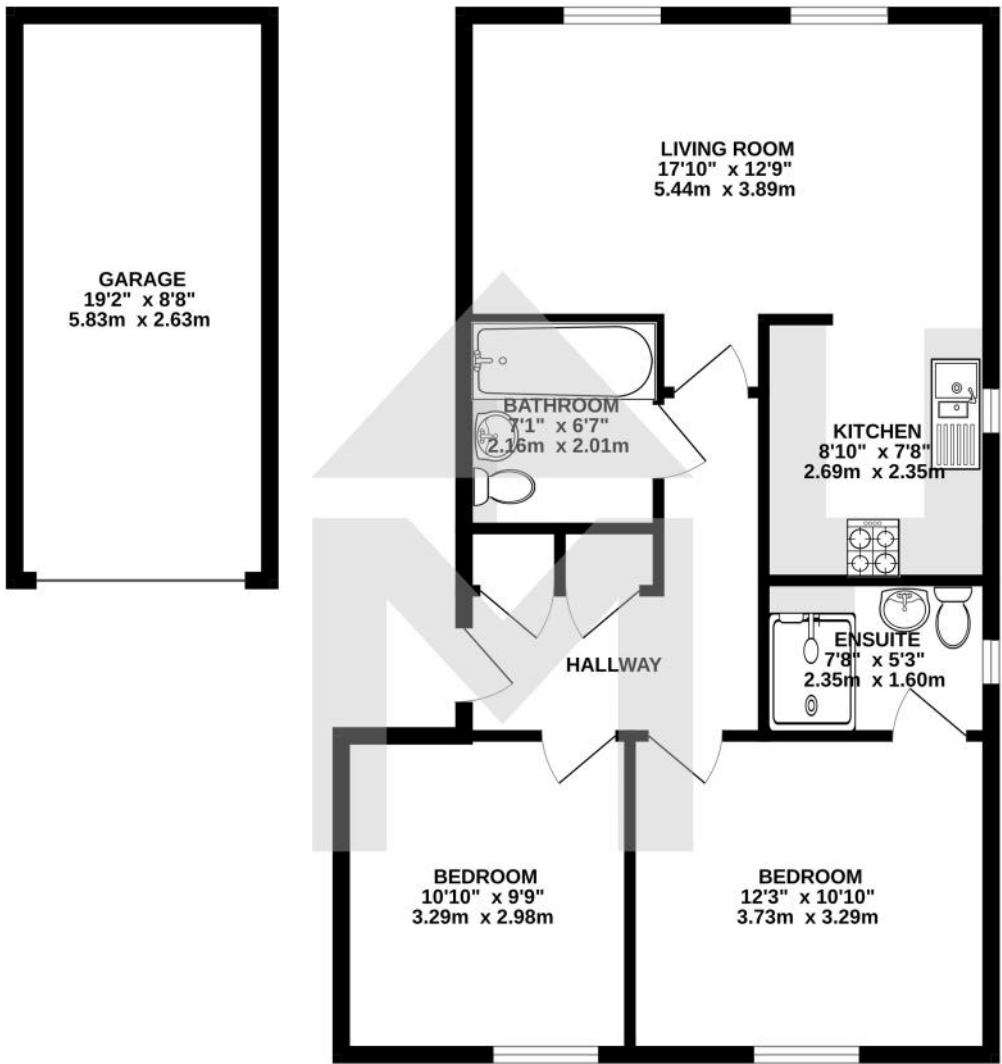
LEASE: 125years from 2007.

GROUND RENT: Not applicable.

MAINTENANCE: Approximately **£2,100** (paid in 6 monthly instalments) which includes; Buildings insurance, communal areas maintenance and towards estate maintenance.

Floorplan

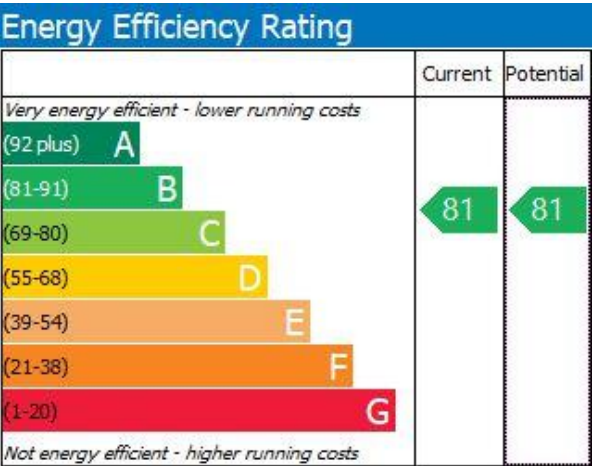
MELLOR'S COURT
838 sq.ft. (77.9 sq.m.) approx.



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.
1376267/FLDMEL/PG/BAG/MMXXVI 0129

Council Tax Band: C

Energy Efficiency Rating: B



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TOTAL FLOOR AREA : 838 sq.ft. (77.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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