



21 Leyton Lea

CUCKFIELD | WEST SUSSEX | RH17 5AT

Chatt
estates



Situation

A stylishly renovated detached family home situated in a popular cul de sac a short walk from the centre of the village showcasing beautifully landscaped gardens and double garage

Cuckfield is a vibrant village with a bustling High Street including a convenience store/post office, hotel with spa, a selection of public houses, village shops, petrol station and medical centre. The larger town of Haywards Heath with its mainline train station and more comprehensive array of shopping, restaurants and bars is a short drive away. There are also a range of revered state and private schools locally.

Occupying a prime position just a short walk from the centre of the village, this beautifully remodelled Neo-Georgian detached home offers the perfect balance of architecture, generous proportions and contemporary family living. Having undergone a comprehensive programme of renovation and improvement, the property has been enhanced to an exceptional standard throughout. Significant works included complete re-wiring and re-plumbing, new kitchen together with extensive modernisation, a newly laid resin bound driveway along with stunning, professionally designed landscaped gardens. The double aspect sitting room is an impressive wonderfully light space and centres around a feature fireplace with wood burning stove, patio doors allowing direct access to the rear garden. A separate dining room/office provides flexibility for potential home working. The beautifully appointed kitchen/breakfast room serves as the heart of the home with a bespoke designed kitchen comprising a range of integrated luxury appliances and is complemented by a practical utility room. To the first floor, a bright and spacious landing leads to four bedrooms serviced by a modern family bathroom. The principal suite with large walk in dressing room has the benefit of a stylish en-suite shower room. Outside, the landscaped rear garden has been professionally designed to provide both entertaining space and enjoyment with areas of private terrace and lawn framed by mature and colourful yet low maintenance planting. External lighting creates a wonderful evening atmosphere and external storage is plentiful. To the front, the newly installed resin bound pathways and driveway provide ample off street parking and leads to a detached double garage, offering excellent further storage.



Kitchen

- » Modern wall and base units
- » Quartz worksurfaces
- » Inset electric induction hob
- » 2 x integrated 'Neff' electric ovens
- » Integrated 'Neff' dishwasher
- » Integrated full height 'Neff' freezer
- » Integrated full height 'Neff' fridge



Bathrooms

Family Bathroom

- » Panelled bath with hand shower attachment
- » Fully tiled walk in shower with wall mounted shower, hand shower attachment and glazed screen
- » Low level w.c. suite
- » Heated ladder style towel radiator



Principal Bedroom En-Suite Shower Room

- » Fully tiled shower cubicle with wall mounted shower and hand shower attachment
- » Low level w.c. suite
- » Wash hand basin with drawers under
- » Heated ladder style towel radiator



Specification

- » Wall mounted 'Worcester' gas fired boiler located in the loft space
- » Bespoke fitted kitchen
- » Principal bedroom suite with walk in dressing room and en-suite shower room
- » Utility room
- » Landscaped private rear garden with external lighting
- » Resin driveway with parking for two vehicles
- » Attached double garage with electric up and over doors



External

The property is approached over a resin path to the front door with lawn on either side. A resin driveway provides parking for two vehicles and access to the double garage. A bin store resides behind a wrought iron gate. Side access to the rear garden is via a timber gate where a sizable paved patio adjoins the rear of the property. A central lawn is bordered by colourful well stocked shrubs, plants and grasses. A paved path to one side extends under a wisteria covered pergola to the rear corner of the garden where there is a further paved seating terrace. On the other side of the garden a paved path leads to a timber garden shed providing great external storage. The garden benefits from external lighting and power points.





Transport Links

Hawards Heath Train Station	approx. 2.3 miles
Balcombe Train Station	approx. 3.9 miles
London Victoria By Train	approx. 40 mins
Brighton	approx. 17.1 miles
Gatwick Airport	approx. 15.5 miles

Consumer protection from unfair trading regulations 2008

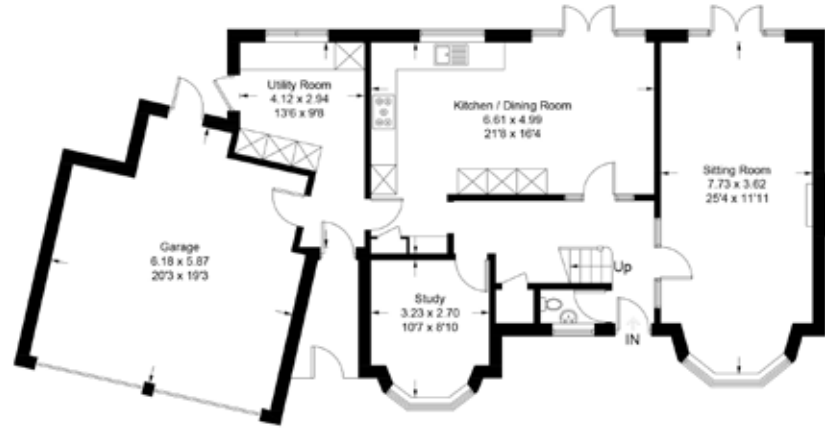
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

Leyton Lea, Cuckfield, RH17 5AT

Approximate Gross Internal Area = 161.1 sq m / 1734 sq ft

Garage = 32.0 sq m / 344 sq ft

Total = 193.1 sq m / 2078 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026

A buyer is advised to obtain verification from the solicitor.

Chatt Estates and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Chatt Estates has any authority to make representation or warranty in relation to this property.

chattestates.co.uk | 01273 844500

34 HIGH STREET | DITCHLING | EAST SUSSEX | BN6 8TA

Chatt
estates