



Braithwaite

London Lane, Cuckfield, West Sussex. RH17 5BD



Mark Revill & Co

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Guide Price £725,000

Braithwaite is a fine bay fronted semi-detached Edwardian house imaginatively extended, carefully blending its original character with contemporary styling creating a truly delightful home. The meticulous renovation retains many original features including decorative cast iron fireplaces, sash windows and natural timber floors, panelled doors, decorative stair balustrade combined with modern day features including a superb open plan living room, comprehensively fitted kitchen with stylish high gloss units with a bright and airy dining room with vaulted ceiling incorporating lantern and velux windows. In addition, there are 4 bedrooms (one on the top floor), a luxury shower room, top floor bathroom and a fine sitting room with wide bay window and ornate cast iron open fireplace. The property has the benefit of gas fired central heating and secondary double glazing, there is an attached garage approached by a wide block paved drive and the beautiful secluded rear garden extends to about 87 feet in length arranged primarily as lawn with well stocked herbaceous borders planted with a variety of specimen trees, all fully enclosed offering shelter and total privacy.

Situated in this sought after mature location just a short walk to Cuckfield's historic High Street with its parish church, good local shops and amenities and to the well regarded Holy Trinity Primary and Warden Park Schools. Haywards Heath lies 1.7 miles to the east offering a mainline station with its fast and frequent service to central London (Victoria/London Bridge 42-45 minutes), a wide range of shops, an array of restaurants, a modern leisure centre, Sainsbury's and Waitrose superstores. The A23 lies just over 3 miles to the west providing a direct route to the motorway network, Gatwick Airport is 12.2 miles to the north and the cosmopolitan city of Brighton and the coast is 16.2 miles to the south. There are



golf courses nearby in Cuckfield, Haywards Heath and Lindfield, water sports at Ardingly reservoir, whilst the South Downs National Park is within an easy drive offering a beautiful natural venue for countryside walking.

GROUND FLOOR

Attractive Entrance Porch Panelled front door to:

Hall Under stairs cupboard. Secondary double glazed sash window. Radiator. Natural timber floor. Handsome staircase with ornate balustrade to first floor.

Sitting Room 13' into bay x 13' (3.96m x 3.96m) Most attractive cast iron open fireplace with decorative surround and canopy, tiled hearth. Wide secondary double glazed sash bay window to front. Radiator. Natural timber floor.

Living Room 17'6" x 10'10" (5.33m x 3.30m) Contemporary raised open fireplace, recessed display shelf, extended tiled hearth. TV aerial point. Upright radiator. Natural timber floor. Wide opening to:

Dining Room 16' x 10'4" (4.88m x 3.15m) A fine double aspect room with feature vaulted ceiling incorporating a lantern and a series of double glazed velux windows. Double glazed sliding doors flanked by tall double glazed windows to rear garden. Recessed shelving with serving access to kitchen. 4 wall light points. Upright radiator. Ceiling downlighters. Opening to:

Excellent Kitchen 12'8" x 9'5" (3.86m x 2.87m) Comprehensively fitted with a quality range of white high gloss fronted units comprising inset stainless steel sink with mixer tap, adjacent worktop, cupboards, drawers, integrated Bosch **dishwasher** and AEG **fridge** beneath. Matching work surfaces with range of cupboards and drawers under. Britannia **range cooker** incorporating 5 ring gas hob and griddle and 2 electric ovens, concealed extractor hood over. Range of wall cupboards. Further base unit with wall cupboards over. Wall unit housing Worcester gas boiler. Worktop lighting. Ceiling downlighters. Opening with downlighters with outlook over the rear garden. Tiled splashbacks. Quality vinyl flooring.

Utility Room Inset stainless steel sink with mixer tap, tiled splashback, adjacent worktop, cupboards and appliance space with plumbing for washing machine beneath. Wall cupboard. Extractor fan. Radiator. Ceiling downlighters. Tiled floor. Part glazed door to rear garden. Door to garage.

Downstairs WC Close coupled wc and basin with mixer tap, tiled splashback. Extractor fan. Radiator. Ceiling downlighters. Tiled floor.

FIRST FLOOR

Split Level L Shaped Landing Secondary double glazed sash window. Radiator. Stairs to top floor.

Bedroom 1 13' into bay x 13' (3.96m x 3.96m) Attractive cast iron fireplace with tiled hearth. Wide secondary double glazed sash bay window to front. Recessed double wardrobe with cupboard over. Radiator. Natural timber floor.

Bedroom 2 14'1" maximum x 11' (4.29m x 3.35m) Attractive cast iron fireplace. Secondary double glazed sash window. Radiator.

Bedroom 3 9'5" x 6'10" (2.87m x 2.08m) plus deep door recess. Secondary double glazed sash window. Radiator.

Shower Room Large walk-in tiled shower with bi-fold glazed door, wc with concealed cistern, basin with single lever mixer tap, cupboard beneath. Secondary double glazed sash window. Ceiling downlighters. Fully tiled walls. Vinyl flooring.

TOP FLOOR

Landing Door to good size eaves storage. Double glazed velux window.

Bedroom 4/Home Office 10'10" x 10'1" (3.30m x 3.07m) floor area. Sloping ceiling to one side incorporating 2 velux double glazed windows. Radiator.

Bathroom White suite comprising shaped bath, centrally mounted mixer tap and independent shower over, tiled surround, pedestal basin with mixer tap, tiled splashback, corner close coupled wc. Heated ladder towel warmer/radiator. Light tube. Extractor fan. Vinyl flooring.

OUTSIDE

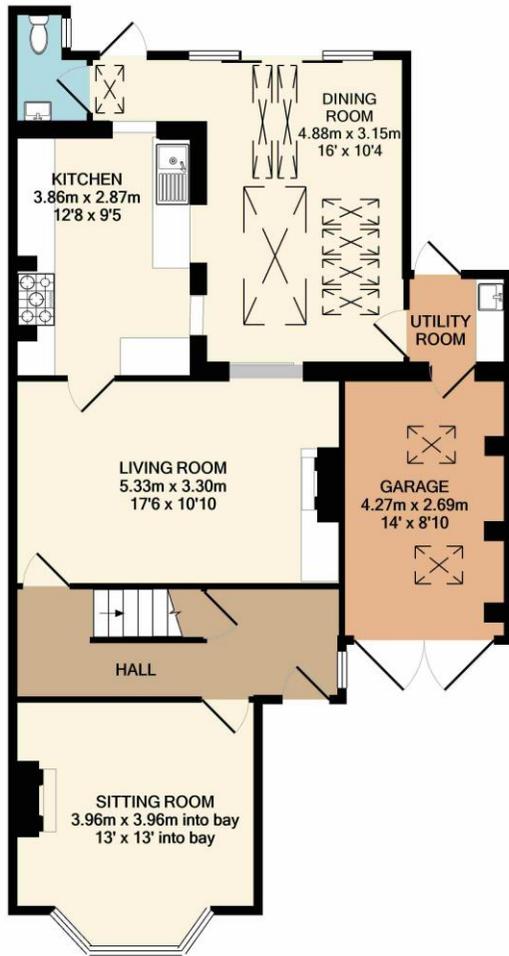
Attached Garage 14' x 8'10" (4.27m x 2.69m) Double doors. Light and power points. 2 velux windows. Rear door to utility room.

Wide Private Drive Block paved.

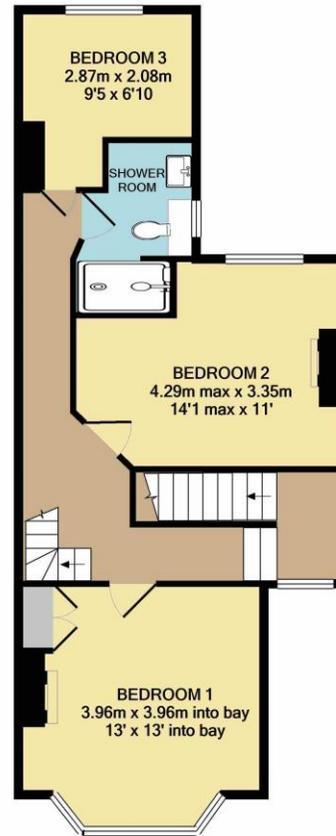
Front Garden Bed with lavender, mature climber and rose, bay trees planted to the front boundary.

Lovely Rear Garden About 87 feet (26.52m) in length. Arranged with raised timber decking with steps to a slate filled sun terrace with herbaceous bed opening to a good size lawn with well stocked herbaceous borders containing a variety of plants, shrubs and small specimen trees with further bed, adjacent timber arch to further lawn, brick patio with log store at the far end. The garden is fully enclosed by close boarded fencing with trees planted to the borders offering total privacy and shelter.





GROUND FLOOR
APPROX. FLOOR
AREA 86.2 SQ.M.
(928 SQ.FT.)



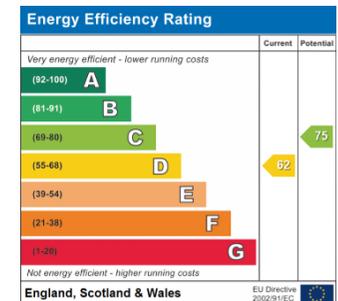
1ST FLOOR
APPROX. FLOOR
AREA 51.8 SQ.M.
(558 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 16.9 SQ.M.
(182 SQ.FT.)

TOTAL APPROX. FLOOR AREA 154.9 SQ.M. (1668 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms 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 approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.
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