



## Talamanca

London Lane, Cuckfield. RH17 5BL



Mark Revill & Co

# Talamanca

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£525,000

This excellent semi detached house has been thoughtfully extended creating versatile accommodation incorporating a ground floor bedroom with en suite shower, which is presently used as a recreation facility. In addition, the house offers 3 first floor bedrooms, en suite shower room to the main bedroom, a luxury bathroom, downstairs cloakroom, a fine sitting room opening to a superb open plan comprehensively fitted kitchen and dining room with double glazed doors opening to the rear garden. The house has the benefit of gas central heating and double glazing, there is a detached brick built garage plus parking for 2 further vehicles and the attractive fully enclosed rear garden extends to about 48 feet in length arranged as a wide paved sun terrace and level lawn and includes a **timber cabin, ideally suitable as a home office.**

Situated in this sought after village location just a short walk to Cuckfield's historic High Street with its parish church, good local shops, amenities, the well regarded Holy Trinity Primary and Warden Park Schools. Haywards Heath lies 1.7 miles to the east offering a mainline station providing a 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 giving 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 and the South Downs National Park is within an easy drive offering a beautiful natural venue for countryside walking.



## GROUND FLOOR

**Entrance Lobby** Contemporary front door. Double glazed window. Part glazed door to:

**Hall** Understairs cupboard. Double glazed window. Radiator. Stairs to first floor.

**Cloakroom** wc with concealed cistern, basin with single lever mixer tap, tiled splashback, cupboard beneath. Heated chromium ladder towel warmer/radiator. Double glazed window. Ceiling downlighters. Part tiled walls.

**Sitting and Living Room** 24' x 11'5" (7.32m x 3.48m) Large double glazed picture window to front. TV aerial point. 2 radiators (one column). Wide opening to:

**Superb Kitchen and Dining Room** 15'5" x 12'10" (4.70m x 3.91m) Comprehensively fitted with quality range of white high gloss fronted units with oak work surfaces comprising inset stainless steel sink with mixer tap, L shaped worktop incorporating peninsula unit, cupboards, drawers, integrated **dishwasher** and plumbing for washing machine under. Fitted AEG **4 ring induction hob**. Built-in Bosch **double oven**, cupboard under and over. Integrated Bosch tall **fridge** and **freezer**, adjacent base cupboard unit, recess for microwave with cupboard over. Tall storage cupboard. 2 double glazed velux windows. High gloss tiled floor. Double glazed bi-fold doors to rear garden.

**Guest Bedroom/Recreation Room** 10'7" x 8'11" (3.23m x 2.72m) Built-in double wardrobe with bi-fold panelled doors. Tall cupboard housing Baxi gas boiler. Double glazed window. Column radiator. Bi fold panelled doors to:

**En Suite Shower Room** Glazed shower cubicle, close coupled wc, basin with single lever mixer tap, cupboard beneath. Extractor fan. Heated chromium ladder towel warmer/radiator. Double glazed window. Waterproof panelled walls to the shower area. Tiled floor.

## FIRST FLOOR

**Landing** Hatch to loft space. Double glazed window. Contemporary balustrade. Built-in airing cupboard with pre-insulated hot water cylinder and slatted shelving.

**Bedroom 1** 10'7" x 10'7" (3.23m x 3.23m) Large double wardrobe, further double wardrobe. 2 wall light points. Double glazed window. Radiator.

**En Suite Shower Room** Walk-in glazed and fully tiled shower with Aqualisa fitment and extractor fan, pedestal basin with single level mixer tap, wc with concealed cistern. Electrically heated chromium ladder towel warmer/radiator. Ceiling downlighters. Tiled floor.

**Bedroom 2** 10'11" x 9'4" (3.33m x 2.84m) Fitted double wardrobe flanked by single wardrobes. Double glazed window. Radiator.

**Bedroom 3** 8'8" x 7' (2.64m x 2.13m) Fitted double wardrobe with floor to ceiling mirror sliding doors. Double glazed window. Radiator.

**Refitted Bathroom** White suite comprising shaped bath with centrally mounted mixer tap and independent Aqualisa shower over, inset basin with single lever mixer tap, cupboard beneath, adjacent wc with concealed cistern. Heated chromium ladder towel warmer/radiator. Double glazed window. Ceiling downlighters. Fully tiled walls. Tiled floor.



## OUTSIDE

**Detached Garage** Brick built. Electric roller door with 2 remotes. Light and power points. Double glazed replacement side door.

**Drive and Parking Area** Offering space for 2 vehicles.

**Front Garden** Laid to lawn.

**Attractive Rear Garden** About 48 feet in length. Arranged with a wide paved sun terrace, level lawn with borders planted with a variety of shrubs with laurel planted to the rear boundary. Outside light and water tap. The garden is fully enclosed by timber fencing with a high clipped hedge to the party boundary.



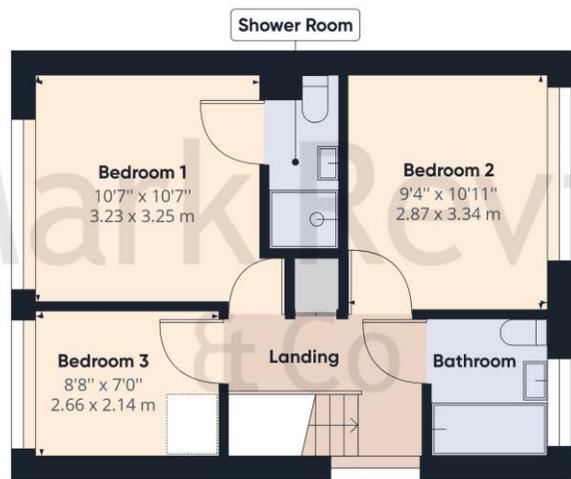
**Timber Built Log Cabin** 10'7" x 9' (3.23m x 2.74m) Insulated floor and ceiling with double glazed window and doors, light, power and internet points.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-100)                                    | A |                         |           |
| (81-91)                                     | B |                         | 87        |
| (69-80)                                     | C |                         | 72        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |



Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
1054.88 ft<sup>2</sup>  
98.00 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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