



2 Council Cottages

Cuckfield Lane, Warninglid, West Sussex. RH17 5UB



Mark Revill & Co

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RH17 5UB

£355,000

This attractive traditionally built semi detached house was built about 90 years ago and offers bright and spacious accommodation. The property is in need of modernisation and redecoration and is ideal for those wishing to create and remodel a home to their own style and design. The house has the benefit of gas fired central heating and double glazed replacement windows throughout and incorporates 3 bedrooms, a spacious sitting room, kitchen/diner and a downstairs bathroom. There is a garage approached by a shared drive with hardstanding area to the rear and the delightful mature rear garden extends to about 120 feet in length.

Situated in this delightful village location just a short walk from a good local inn/restaurant and less than 1 mile west of the A23 providing a direct route to the motorway network. Gatwick Airport is 14.4 miles to the north, whilst the towns of Haywards Heath (5.6 miles), Horsham (7 miles) and Crawley (8 miles) are within a short drive and all offer a comprehensive range of shops, leisure facilities, a mainline railway station, an array of restaurants and there are many well regarded schools and colleges in area catering for all age groups.



The South Downs National Park is within easy reach offering a beautiful natural venue for countryside walking.

GROUND FLOOR

Porch Hardwood panelled front door to:

Hall Telephone point. Electric meter. Radiator. Stairs to first floor.

Sitting Room 13'6" x 11'6" (4.11m x 3.51m) Tiled open fireplace and hearth, adjacent gas point. Double glazed window.

Kitchen/Diner 12' (3.66m) narrowing to 9'2" x 11'8" (2.79m x 3.56m) Inset stainless steel sink with mixer tap, adjacent L shaped worktop, cupboards, drawers and appliance space under. Wall cupboards. Built-in storage cupboard with louvre doors, mantle over. Wall mounted Worcester gas boiler. Double glazed window. Radiator. Part tiled walls.

Rear Lobby Good size partly shelved understairs cupboard. Double glazed window. Double glazed door to rear garden.

Bathroom Suite comprising bath with mixer tap and shower attachment, low level wc and basin. Heater/light ceiling fitment. Double glazed window. Radiator. Part tiled walls.

FIRST FLOOR

Landing Hatch to loft space. Tall built-in store cupboard. Double glazed window.

Bedroom 1 13'6" x 10'3" (4.11m x 3.12m) Double aspect. Range of fitted wardrobes to chimney recess, central shelf/dressing table top and corner shelves, pelmet over with lighting. 2 double glazed windows. Radiator.

Bedroom 2 L shaped 13'6" (4.11m) narrowing to 8'1" x 8'1" (2.46m x 2.46m) Sealed tiled fireplace. Double glazed window. Radiator.

Bedroom 3 9'4" x 8'8" (2.84m x 2.64m) Fitted slatted shelved airing cupboard housing pre-insulated hot water cylinder with central heating and hot water time control Double glazed window. Radiator.

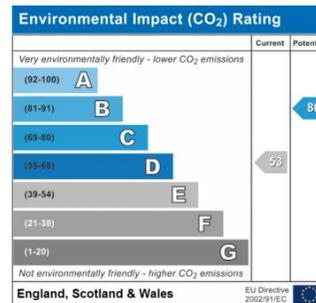
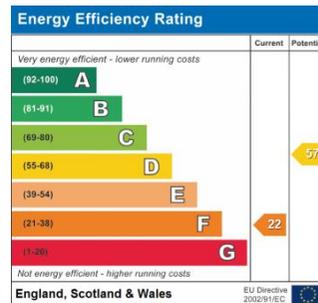
OUTSIDE

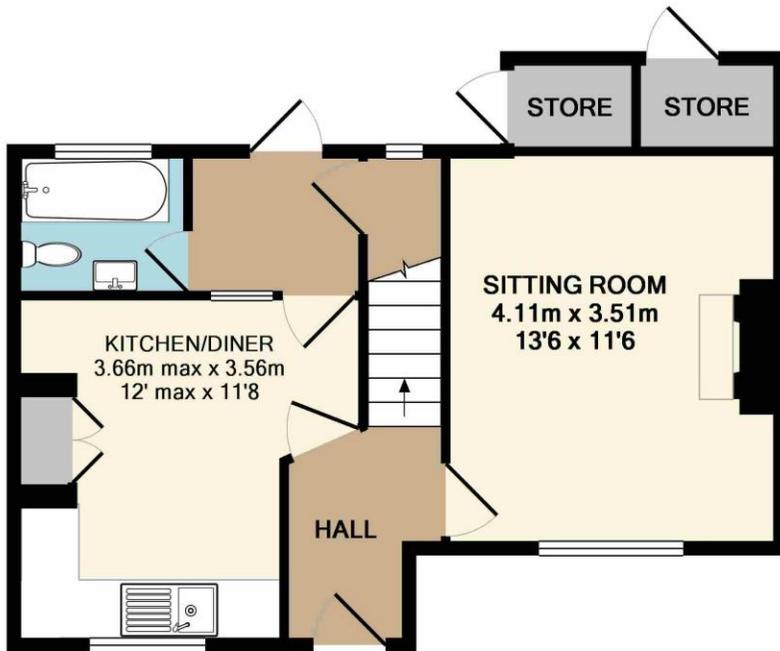
Garage About 16' x 8'5" (4.88m x 2.57m) Up and over door. Approached by a shared drive with wrought iron entrance gates.

Hardstanding Space at Rear Offering parking for several vehicles.

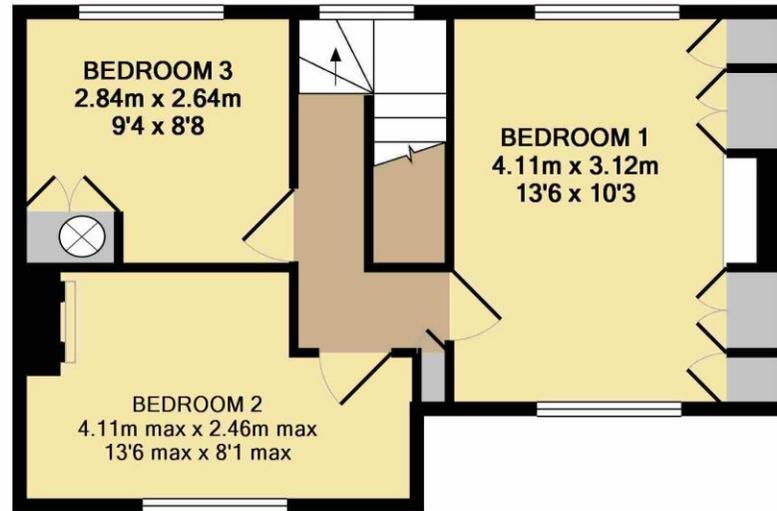
Front Garden Laid to lawn, screened from the road by established clipped beech and laurel hedges, borders planted with a variety of flowers and shrubs including camellia, azalea etc.

Lovely Rear Garden About 120 feet (36.58m) in length. Arranged mainly as lawn with borders and beds containing a variety of established plants and shrubs including rhododendron, evergreens, camellias, mombrechias, roses etc. Mature oak and beech trees planted to the rear boundary offering shelter and seclusion. Hardstanding/terrace adjacent to the house with brick built stores, **timber shed** and water tap.





GROUND FLOOR
APPROX. FLOOR
AREA 38.7 SQ.M.
(416 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 36.0 SQ.M.
(387 SQ.FT.)

TOTAL APPROX. FLOOR AREA 74.7 SQ.M. (804 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. The overall floor areas shown include internal wall areas.

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