



**8 Brick Lane**  
Cuckfield, West Sussex. RH17 5GN



**Mark Revill & Co**



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**Guide Price £425,000**

This excellent family house offers bright, spacious and well designed accommodation arranged over 3 floors. The property has the benefit of gas fired central heating, double glazing, an air circulation system and plantation shutters are fitted to the majority of the windows. The property incorporates 4 bedrooms (3 double), en suite shower room to the main bedroom, a luxury refitted bathroom, good size living room and comprehensively fitted kitchen/breakfast room complete with appliances. There is an undercover car parking space approached by a private drive offering space for 2 additional vehicles and the most attractive 2 tier rear garden is arranged with a paved sun terrace, level lawn and adjacent paved area.

Situated in this quiet cul de sac enjoying an outlook over woodland to the rear just a short walk to Warden Park School and Holy Trinity Primary School whilst close at hand is the village High Street with its good local amenities, inns and historic parish church. Haywards Heath lies 1.6 miles to the east offering a wide range of shops, an array of restaurants, a modern leisure complex, Waitrose and Sainsbury's superstores and a mainline station offering a fast a frequent service to central London (Victoria/London Bridge 42-45 minutes).



The A23 lies about 3 miles to the west providing a direct route to the motorway network, whilst Gatwick Airport is 12.5 miles to the north and the cosmopolitan city of Brighton and the coast is 17 miles to the south. The South Downs National Park and Ashdown Forest are both within an easy drive offering a beautiful natural venue for countryside walking.

## GROUND FLOOR

**Porch** Double glazed panelled front door to:

**Hall** Radiator. Wood effect laminate flooring. Stairs to first floor.

**Cloakroom** White suite comprising close coupled wc and pedestal basin with single lever mixer tap, tiled splashback. Radiator. Extractor fan. Wood effect laminate flooring.

**Living Room** 16'6" into bay x 14'6" (5.03m x 4.42m) TV aerial point. Good size understairs storage cupboard. Wood effect laminate flooring. Double glazed bay window incorporating casement doors to rear garden.

**Kitchen/Breakfast Room** 15'6" into bay x 10' (4.72m x 3.05m) Comprehensively fitted with attractive range of units comprising inset stainless steel bowl and a half sink with mixer tap, adjacent L shaped work surface and upstands, cupboards, drawers and appliance space with Fisher and Paykel brushed steel **drawer dishwasher** and plumbing for washing machine under. Fitted brushed steel **5 ring gas hob** with brushed steel splashback and extractor hood over. Built in Neff brushed steel electric **double oven**, cupboard under and over, tall storage cupboard. Good range of wall cupboards with worktop lighting beneath. Wall cupboard housing Ideal Logic gas boiler. Double glazed bay window with plantation shutters. Radiator. Tiled floor.

## FIRST FLOOR

**Landing** Radiator. Stairs to top floor.

**Bedroom 1** 14'7" x 11' into door recess (4.45m x 3.35m) Fitted double wardrobe with floor to ceiling sliding mirror doors. Double glazed window with plantation shutters. Radiator.

**En Suite Shower Room** Fully tiled glazed shower, wc with concealed cistern, basin with single lever mixer tap. Shaver point. Heated ladder towel warmer/radiator. Ceiling downlighters. Part tiled walls. Vinyl flooring.

**Bedroom 2** 14'7" x 9'7" (4.45m x 2.92m) Fitted double wardrobe with floor to ceiling sliding mirror doors. 2 double glazed windows with plantation shutters. Radiator.

**Refitted Bathroom** White suite comprising L shaped bath with mixer tap, independent shower over, glazed screen, basin with single lever mixer tap, drawers under, wc with concealed cistern. Heated ladder towel warmer/radiator. Large wall mirror. Ceiling downlighters. Vinyl flooring.

## TOP FLOOR

**Landing** Hatch to loft space.

**Bedroom 3** 14'7" x 11'3" plus dormer window (4.45m x 3.43m) Built in wardrobe. Double glazed window with plantation shutters. Radiator.

**Bedroom 4** 10'10" x 8' maximum (3.30m x 2.44m) L shaped. Door to eaves storage. Built in wardrobe. Built in airing cupboard housing hot water cylinder. Velux double glazed window. Radiator.

## OUTSIDE

**Undercover Parking Space** 16'6" (5.03m) in length. Approached by **private block paved drive**. Outside tap.

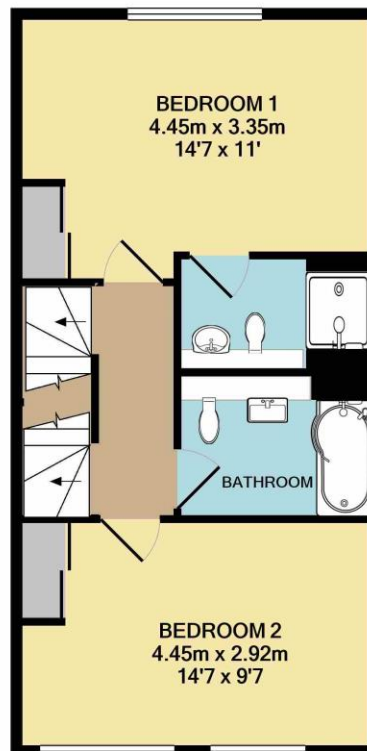
**Attractive Rear Garden** About 38 feet (11.58m) in length. Arranged primarily on two tiers with paved terrace adjacent to the house with railings and steps to one side leading down to a level lawn and adjacent paved seating areas, flower beds and steps to rear access gate. Outside tap and lights.



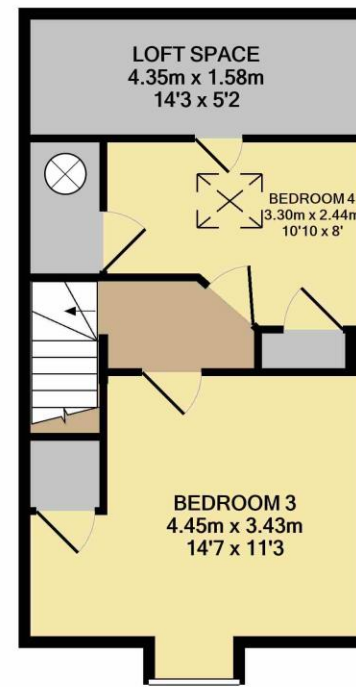




GROUND FLOOR  
APPROX. FLOOR  
AREA 43.5 SQ.M.  
(468 SQ.FT.)



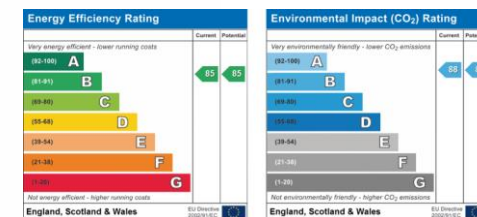
1ST FLOOR  
APPROX. FLOOR  
AREA 41.7 SQ.M.  
(449 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 35.1 SQ.M.  
(378 SQ.FT.)

TOTAL APPROX. FLOOR AREA 120.3 SQ.M. (1295 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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143 South Road  
Haywards Heath  
West Sussex, RH16 4LY  
01444 417714

haywardsheath@markrevill.com

