



**14 Tower House Close**  
Cuckfield, West Sussex. RH17 5EQ

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£235,000

This excellent end of terrace retirement home forms part of the sought after Tower House Close development set in beautifully kept grounds on the edge of the picturesque village of Cuckfield. The development has been specifically designed for the active over 60's offering residents security and independence within a vibrant and diverse community. Residents' have use of the communal grounds, there is a house manager and a 24 hour care and support system. This delightful home is arranged over 2 floors, has the benefit of gas central heating and double glazed replacement windows throughout and incorporates a fine sitting room with double glazed doors opening to a private west facing patio garden, separate dining room/bedroom 2, downstairs wet room, well fitted kitchen/breakfast room complete with appliances and on the first floor there is a large double bedroom with ample storage plus a spacious refitted bathroom. The property also has the benefit of a garage, there is ample visitors parking and the present owner enjoys the use of gardens to the side with a timber shed. The property is held on a 99 year lease which will be renewed upon completion of the sale.



The property is located in the far corner of the development enjoying a lovely aspect to the rear and is just a short walk to Cuckfield's historic High Street with its parish church, good local shops and amenities. Haywards Heath lies just 2 miles to the east with its mainline station, comprehensive range of shops, array of restaurants, Sainsbury's and Waitrose superstores. The A23 lies 2.6 miles to the west providing a direct route to the motorway network, whilst Gatwick airport is 12 miles to the north and the South Downs National Park is within an easy drive offering a beautiful natural venue for countryside walking.

## GROUND FLOOR

**Recessed Porch** Built in cupboard housing gas and electric meters. Double glazed replacement front door to:

**Hall** Good size understairs coats/storage cupboard. Call system intercom. Radiator. Laminate flooring. Stairs to first floor.

**Wet Room** Fully tiled walls. Shower fitment, fitted seat, close coupled wc, corner basin with single lever mixer tap, wall cupboard with mirror door, pelmet light over. Heated chromium ladder towel warmer/radiator. Tiled floor.

**Sitting Room** 14'4" x 10'3" (4.37m x 3.12m) Enjoying outlook over the patio and gardens. TV aerial point. Radiator. Laminate flooring. Double glazed casement doors to rear garden. Wide opening to:

**Dining Room/Bedroom 2** 13'3" x 9' (4.04m x 2.74m) Double glazed window. Radiator. Laminate flooring.

**Kitchen/Breakfast Room** 13'8" x 6'7" (4.17m x 2.01m) Re-fitted with attractive range of white high gloss fronted units comprising inset stainless steel sink with mixer tap, adjacent work surfaces, cupboards, drawers and appliance space under. Built in brushed steel **electric oven**, **4 ring halogen hob** with brushed steel extractor hood over. Range of wall cupboards including glazed cabinets. **Dishwasher**. Further work top, cupboard and integrated **fridge** and **freezer** under. Wall cupboard over. Part tiled walls. Double glazed window. Radiator. Vinyl flooring.

## FIRST FLOOR

**Landing** Eaves storage cupboard. Double glazed velux window.

**Bedroom 1** 18'4" x 8'10" (5.59m x 2.69m) 2 built in eaves storage cupboards. Feature double glazed apex window. Radiator.

**Separate Bathroom** White suite comprising shaped bath with independent shower over, pedestal basin, close coupled wc. Built in airing cupboard housing pre-insulated hot water cylinder and slatted shelving. Heated chromium ladder towel warmer/radiator. Fully tiled walls. Vinyl flooring.



## OUTSIDE

**Private West Facing Paved Sun Terrace** Overlooking the communal gardens. The owner presently looks after the deep herbaceous bed on the north side of the building with a timber shed.

**Outhouse** Housing gas boiler.

**Garage** Located close by. Due to be re-roofed and an electric up and over door to be fitted.

**Communal Grounds** Arranged with extremely well kept lawns.

## Communal Laundry

## OUTGOINGS

**Service Charge** £3658.96 per annum.

**Lease** A new 99 year lease is granted upon completion of the purchase.



# Floor Plan & EPC

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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**Mark Revill & Co**