



21 Leyton Lea  
Cuckfield, West Sussex. RH17 5AT



Mark Revill & Co



## 21 Leyton Lea Cuckfield, West Sussex. RH17 5AT

**Guide Price £725,000**

This most attractive Georgian style double fronted detached family house occupies a quiet position in the highly sought after historic village of Cuckfield. The bright, spacious and well planned accommodation has the benefit of gas fired central heating and double glazed replacement windows throughout and incorporates 4 bedrooms, 2 bathrooms (one en suite to the main bedroom), a fine double aspect sitting room with wide bow window to the front, separate dining room, study, cloakroom, well fitted kitchen/breakfast room complete with appliances and a useful utility room. There is a double garage with electronically operated doors approached by a wide drive and the attractive level rear garden extends to about 43 feet in depth and is primarily arranged as lawn with a wide paved sun terrace.

Leyton Lea is a small cul de sac lying immediately off the High Street close to Cuckfield's historic village with its parish church, good local shops and amenities and within a short walk to the Holy Trinity primary and Warden Park schools. Haywards Heath lies 2 miles to the east with its mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes), a comprehensive range of shops, an array of restaurants, a modern leisure complex and Sainsbury's and Waitrose superstore. The A23 lies 2.6 miles to the west providing a direct route to the motorway network, Gatwick Airport is 12 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 beautiful natural venues for countryside walking.

## GROUND FLOOR

**Large Entrance Veranda** uPVC clad ceiling. uPVC panelled front door to:

**Hall** Good size understairs storage recess with built in coats/storage cupboard. Radiator.

**Cloakroom** White suite comprising close coupled wc and basin. Double glazed window. Radiator. Half tiled walls. Tiled floor.

**Sitting Room** 25'5" x 12' (7.75m x 3.66m) A splendid double aspect room with large double glazed bow window to front and double glazed casement doors to rear garden. Approached from hall with glazed panelled door flanked by matching side screens. Feature Adam style fireplace with decorative surround, polished stone insert and hearth, fitted live flame coal effect gas fire. TV aerial point. 2 wall lights points. Radiator.

**Dining Room** 11'7" x 9'3" (3.53m x 2.82m) Approached from hall by glazed panelled door flanked by matching screens. Serving hatch to kitchen. Double glazed window. Radiator.

**Study** 10'7" into bay x 9' (3.23m x 2.74m) Double glazed bow window to front. Telephone point. Radiator.

**Kitchen/Breakfast Room** 14'8" narrowing to 11'8" (3.56m) x 12'1" (4.47m x 3.68m) Comprehensively fitted with an attractive range of timber fronted units complete with Neff appliances comprising inset composite bowl and a half sink with mixer tap, extensive range of work surfaces with numerous cupboards and drawers under. Integrated **dishwasher** and **microwave**. Built in electric **double oven**, cupboard under and over. Fitted **halogen hob** with concealed extractor hood over flanked by wall cupboards. Excellent range of further wall units including 2 glazed cabinets, pelmet and work top lighting. Tall built in storage cupboards. Double glazed window. Part tiled walls.

**Rear Lobby** Door to garage. Double glazed door to outside.

**Utility Room** 9'8" x 8'6" (2.95m x 2.59m) narrowing to 6'10" (2.08m) Stainless steel sink cupboards under, adjacent work top, appliance space with plumbing for washing machine beneath. Wall mounted Vaillant gas boiler. Double glazed window. Radiator. Double glazed door to rear garden.

## FIRST FLOOR

**Landing** Built in slatted shelved linen cupboard. Built in airing cupboard with pre-insulated hot water tank and slatted shelving. Hatch with pull down ladder to loft space. Double glazed window. Radiator.

**Bedroom 1** 11'9" x 11'3" (3.58m x 3.43m) 2 built in double wardrobes with bi-fold doors. 2 double glazed windows. Radiator.

**En Suite Bathroom** White suite comprising bath with mixer tap and shower attachment, pedestal basin with mixer tap, close coupled wc. Heated chromium towel warmer with inset radiator. Double glazed window. Fully tiled walls.

**Bedroom 2** 15' x 8'9" (4.57m x 2.67m) 2 double glazed windows. Radiator.

**Bedroom 3** 11'9" x 9'11" (3.58m x 3.02m) Double glazed window. Radiator.

**Bedroom 4** 11'8" x 8'7" (3.56m x 2.62m) Fitted double wardrobe. Fitted corner desk/dressing table unit with cupboard and 2 drawer units. Telephone point. Double glazed window. Radiator.

**Bathroom** Bath with mixer tap and shower attachment, pedestal basin with mixer tap, close coupled wc. Heated chromium towel warmer with inset radiator. Double glazed window. Fully tiled walls.

## OUTSIDE

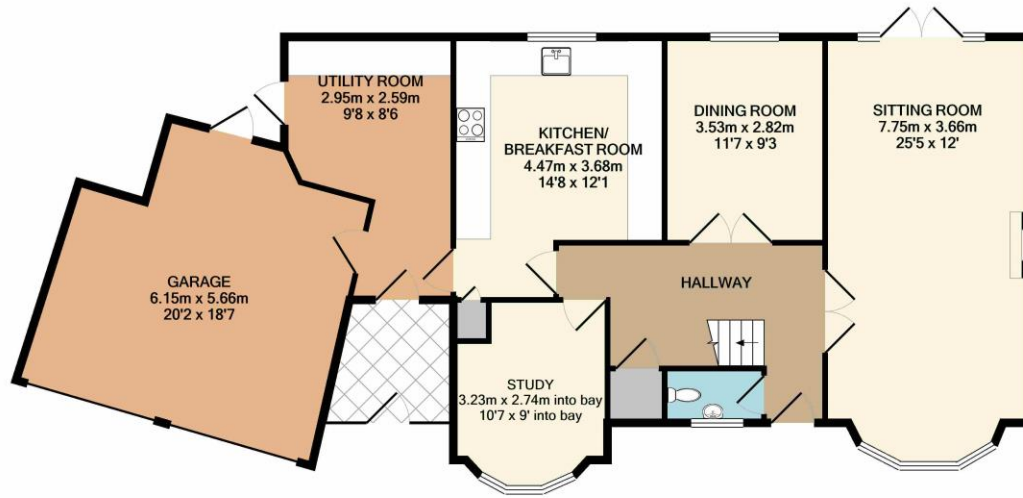
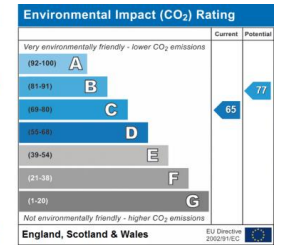
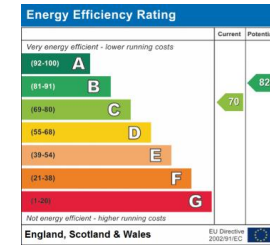
**Attached Double Garage** 18'7" x 20'2" (5.66m x 6.15m) narrowing to 16' (4.88m) 2 electronically operated up and over doors. Wall cupboard. Gas meter. Light and power points. Double glazed rear door.

### Double Width Drive

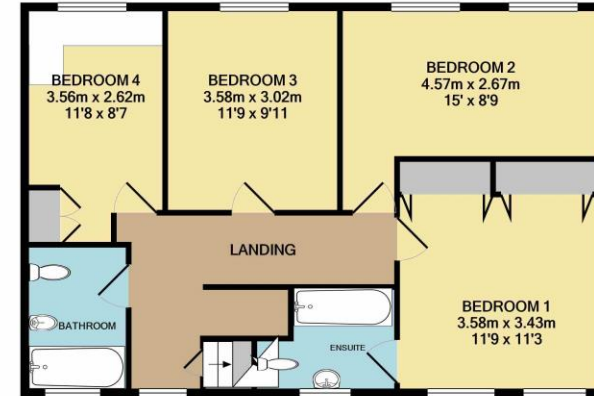
**Front Garden** Neatly laid to lawn with established shrub beds planted with heathers, shrub and hedge. Paved path and area adjacent to the front of the house.

**Attractive Rear Garden** About 43 feet deep (13.11m) by 42 feet wide (12.80m). Arranged mainly as level lawn interspersed with several established shrubs and bushes, herbaceous beds, paved sun terrace extending the width of the house. Water tap. The garden is fully enclosed by timber fencing with an evergreen screening to the rear boundary offering shelter and seclusion. Paved side access with gate to front.





GROUND FLOOR  
APPROX. FLOOR  
AREA 107.6 SQ.M.  
(1159 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 68.3 SQ.M.  
(735 SQ.FT.)

TOTAL APPROX. FLOOR AREA 176.0 SQ.M. (1894 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.  
Made with Metrepro ©2020

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.

143 South Road  
Haywards Heath  
West Sussex, RH16 4LY  
01444 417714  
haywardsheath@markrevill.com

