



12 Brick Lane

Cuckfield, West Sussex. RH17 5GN



Mark Revill & Co

12 Brick Lane Cuckfield, West Sussex. RH17 5GN

£445,000

This superb link detached house offers bright, spacious and well presented accommodation arranged over three floors. This excellent home has the benefit of gas fired central heating, double glazing and an air circulation system and incorporates 3 double bedrooms including a master top floor suite with dressing room/study area and shower room, further bathroom, downstairs cloakroom, a fine sitting and dining room and a comprehensively fitted kitchen/breakfast room complete with appliances. There is an allocated car parking space and the most attractive easily managed two-tier rear garden is arranged with an upper and lower paved sun terrace.

Situated in this quiet cul-de-sac backing onto woodland and just a short walk to Warden Park School and Holy Trinity Primary School, whilst the village High Street is close at hand offering good local shops, 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, Sainsbury's and Waitrose superstores and a mainline station providing a fast and 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, 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 beautiful natural venues for countryside walking.

GROUND FLOOR

Porch Double glazed panelled front door to:

Hall Radiator. Stairs to first floor.

Sitting and Dining Room 14'7" x 13'9" (4.45m x 4.19m) *plus bay window*. Bespoke display/storage unit to one wall incorporating base level cupboards, recess for TV and extensive range of open book/display shelving. Good size storage cupboard. 2 radiators. Wide double glazed bay window incorporating double glazed casement doors to rear garden.

Kitchen/Breakfast Room 15'8" into bay x 10'2" (4.78m x 3.10m) *narrowing to 7'11"* (2.41m). Comprehensively fitted with attractive range of units comprising inset stainless steel bowl and a half sink with mixer tap, extensive L shaped worktop and upstands, cupboards, drawers, integrated **washing machine** and **dishwasher** beneath. Fitted brushed steel **5 ring gas hob** with matching splashback and extractor hood over, flanked by wall cupboards. Built-in brushed steel **electric eye level double oven**, cupboard under and over. Integrated tall **fridge/freezer**. Wall cupboard housing Logic gas boiler. Wide double glazed bay window with plantation shutters to front. Radiator. Tiled floor.

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

FIRST FLOOR

Landing Good size built-in storage cupboard with light. Radiator. Stairs to top floor.

Bedroom 1 12'7" *plus wardrobes* x 11' (3.84m x 3.35m) *narrowing to 9'7"* (2.92m). One wall fitted with excellent range of furniture comprising central tall boy unit with drawers flanked by large double wardrobes. Double glazed window. Radiator.

Bedroom 2 14'7" x 9'8" (4.45m x 2.95m) Built-in double wardrobe with floor to ceiling sliding doors. 2 double glazed windows. Radiator.

Bathroom White suite comprising bath with mixer tap and shower attachment, fully tiled glazed shower cubicle, basin with single lever mixer tap, wc with concealed cistern. Heated ladder towel warmer/radiator. Part tiled walls. Vinyl flooring.

TOP FLOOR

Landing Built-in airing cupboard housing sealed hot water cylinder.

Bedroom 1 15'6" *plus dormer window* x 11' (4.72m x 3.35m) Hatch to loft space. Built-in double wardrobe with floor to ceiling sliding mirror doors. Double glazed dormer window. Radiator.

Dressing Room/Study Area 6'10" x 6'1" (2.08m x 1.85m) Eaves storage. Light point.

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

OUTSIDE

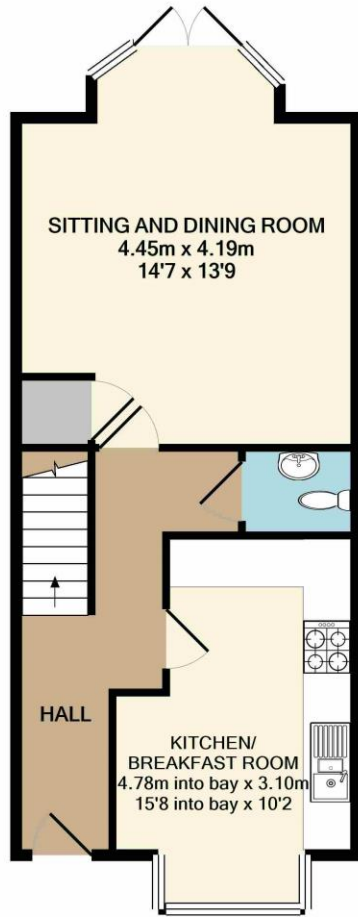
Allocated Car Parking Space No. 20. Located at rear. **Plus visitors parking.**

Front Garden Slate filled bed with shrub border.

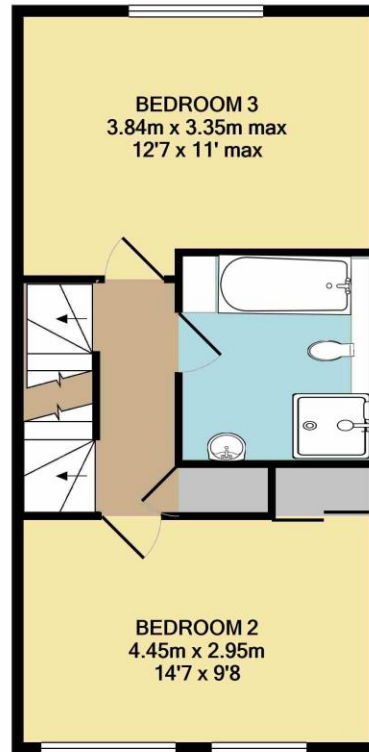
Attractive Rear Garden About 30 feet in length. Arranged as a two tier sun terrace with raised level adjacent to the house with railings and steps to a level lower paved area with colourful borders on two sides and **timber shed**. Outside light and water tap. The garden is fully enclosed by timber fencing with gate to side.

Estate Maintenance £436 per annum.





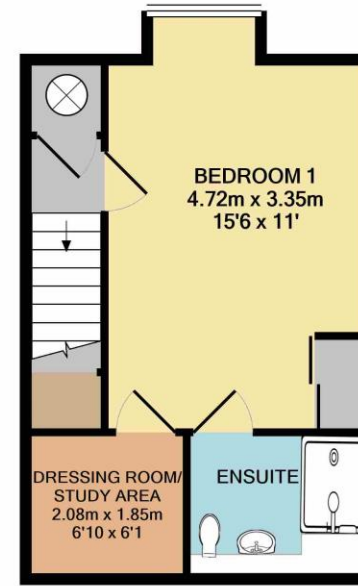
GROUND FLOOR



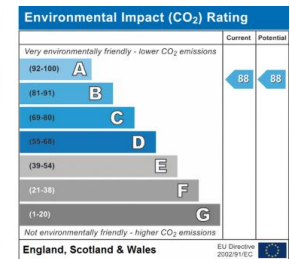
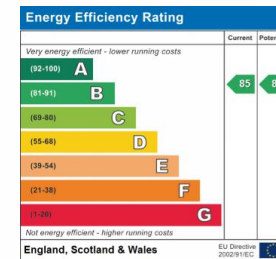
1ST FLOOR

TOTAL APPROX. FLOOR AREA 130.5 SQ.M. (1405 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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2ND FLOOR



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