



27 Hatchlands
Cuckfield, RH17 5LS

■ ■ ■ Mark Reville & Co

27 Hatchlands

Cuckfield, RH17 5LS

Guide Price £265,000 Leasehold

This superb ground floor purpose built flat is part of a charming two-storey building within a small, well maintained development set in attractive communal grounds. Benefits include gas central heating and double glazing, featuring a generous sitting/dining room, a modern refitted kitchen with integrated appliances, 2 bedrooms and a stylish refitted shower room with white suite. Additional highlights include a covered barn style parking space, visitor's parking, and a secure door entry phone system. Each owner owns a share of the freehold. This flat is an excellent choice for those looking to downsize, first time buyers, or buy-to-let investors, with a potential rental income of approximately £1,200 per calendar month. The property is also being sold with vacant possession with no upward chain

Hatchlands is a peaceful cul-de-sac offering a mix of detached houses and flats, just a short stroll from Cuckfield's historic High Street, where you'll find a range of local shops, amenities, and the picturesque parish church. Haywards Heath, located about two miles east, provides an extensive selection of shops, including Waitrose and Sainsbury's superstores, a modern leisure centre, a variety of restaurants, and a mainline station with fast and frequent services to central London (Victoria/London Bridge approximately 42-45 minutes). The A23 is less than 3 miles away offering quick access to the motorway network, while Gatwick Airport is about 13 miles north, and the vibrant city of Brighton and the coast are approximately 15 miles south.

Ground Rent £1. Per annum

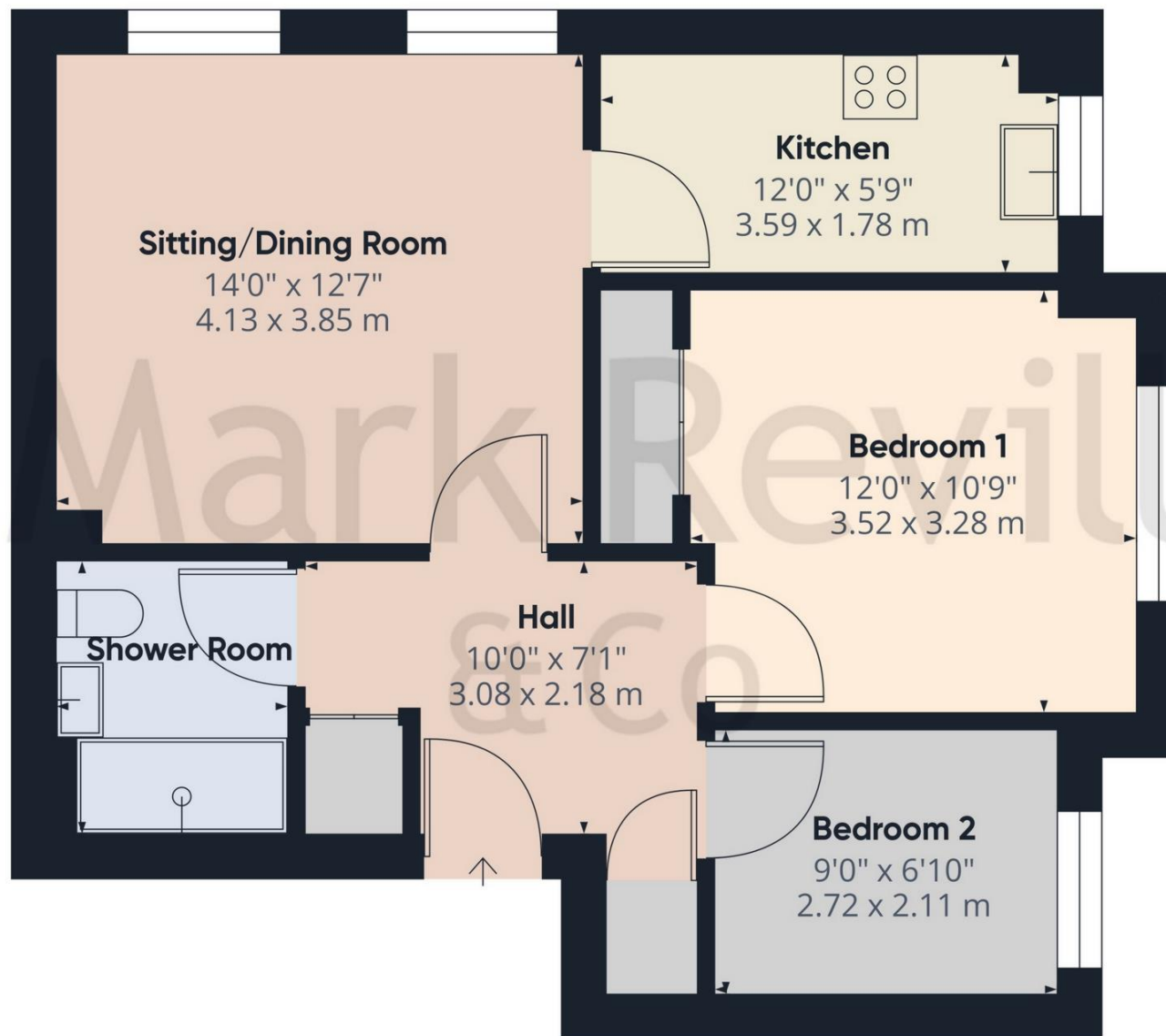
Maintenance £1,463.86 per annum

Lease 999 years from November 2008

Managing Agents Duke Lettings & Property Management,
94b High Street, Cuckfield, TN22 1PU.
Tel: 01835 764864

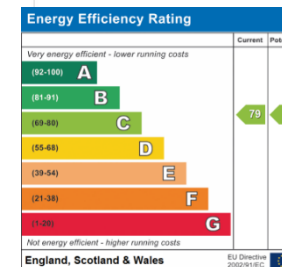






Approximate total area⁽¹⁾

556.6 ft²
51.71 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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



Mark Revill & Co