



1 Spring Cottages
Brainsmead, Cuckfield, RH17 5EY

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Guide Price £450,000 - £475,000

This most attractive bay fronted semi detached Victorian house of character offers bright and well planned accommodation arranged over three floors. This delightful home has the benefit of gas central heating and double glazed replacement windows throughout and incorporates a fine sitting room with bay window and fireplace, separate living/dining room, a well fitted kitchen, 3 double bedrooms including a master suite on the top floor with shower room plus a family bathroom. The easily managed rear garden is paved and fully enclosed enjoying a favoured south westerly aspect.

Spring Cottages lies at the end of a quiet cul-de-sac within walking distance of Cuckfield's historic village with its parish church, good local shops, well regarded schools and amenities. Haywards Heath lies 2.2 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, Sainsbury's and Waitrose superstores. The A23 lies 2.6 miles to the west providing a direct route to the motorway network, Gatwick Airport is about 12 miles



to the north and the cosmopolitan city of Brighton and the coast is just over 15 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

Double glazed replacement front door to:

Living/Dining Room 12' x 11'6" (3.66m x 3.51m) Double glazed window. Radiator. Wood effect laminate flooring. Stairs to first floor.

Sitting Room 13'10" x 12' (4.22m x 3.66m) Most attractive double glazed bay window to front. Brick built fireplace with quarry tiled hearth. Recessed storage cupboard with open book/display shelving over, further recessed shelving. TV aerial point. Wood effect laminate flooring.

Kitchen 14'5" x 5' (4.39m x 1.52m) Fitted with an attractive range of units comprising inset enamel sink with mixer tap, adjacent worktop, cupboard and appliance space with plumbing for washing machine and dishwasher beneath. Wall mounted Worcester gas combination boiler. Recess for cooker with electric point flanked by work surfaces, cupboards and drawers under. Concealed extractor hood flanked by wall cupboards. Space for upright fridge/freezer. Worktop lighting. 2 double glazed windows. Part tiled walls. Tiled effect vinyl flooring. Double glazed door to rear garden.

Bathroom Refitted with white suite comprising P shaped bath with centrally mounted mixer tap, independent shower over with glazed screen, basin with mixer tap, cupboard beneath, wc with concealed cistern. Shaver point. Heated chromium ladder towel warmer/radiator. Further heated chromium towel warmer incorporating column radiator. 2 double glazed windows. Part tiled walls. Tiled effect vinyl flooring.

FIRST FLOOR

Landing Door to stairs providing access to top floor.

Bedroom 2 11'10" x 8'10" (3.61m x 2.69m) Outlook to the front. Most attractive cast iron period fireplace. Double glazed window. Radiator. Picture rail.

Bedroom 3 11'5" x 9' (3.48m x 2.74m) Deep built-in slatted shelved cupboard. Double glazed window. Radiator.

TOP FLOOR

Bedroom 1 15'6" x 11'10" (4.72m x 3.61m) A delightful room with sloping ceiling to the front incorporating 2 double glazed velux windows. Door to eaves storage. TV aerial point. Radiator. Natural timber balustrade.

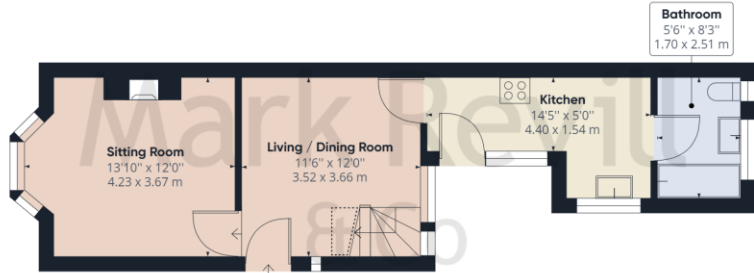
En Suite Shower Room Fully tiled walls. White suite comprising walk-in shower with Mira fitment, basin with single lever mixer tap, cupboard beneath, close coupled wc. Double glazed window. Extractor fan. Ceiling downlighters. Tiled floor.

OUTSIDE

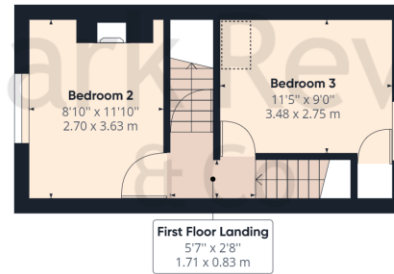
Front Garden Slate filled with central paved motif. Enclosed by low brick and stone wall. Entrance path with side gate to:

Easily Managed South West Facing Rear Garden L shaped paved courtyard with bark filled border to one side with brick retaining wall. **Timber shed**, adjacent bark filled and paved area. The garden is fully enclosed by timber fencing with a high brick wall to the rear boundary offering shelter and seclusion. Water tap.

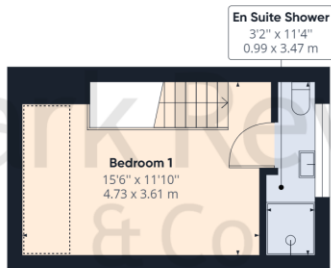




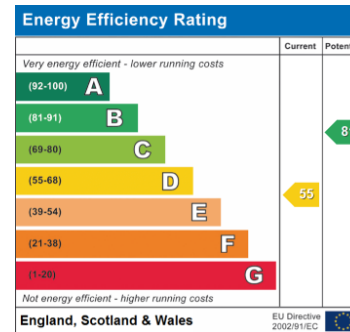
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Approximate total area⁽¹⁾

875.43 ft²
81.33 m²

Reduced headroom

45.74 ft²
4.25 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

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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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