



9 Woodhall Close
Cuckfield, West Sussex. RH17 5HJ



Mark Revill & Co

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Guide Price £525,000

This excellent detached house offers bright, spacious and well planned accommodation having the benefit of gas fired central heating and double glazed replacement windows. This delightful home incorporates 3 bedrooms (2 double), spacious shower room, downstairs cloakroom, fine sitting room, comprehensively fitted kitchen complete with appliances with opening to dining room and a double glazed conservatory. There is a garage which has been partially converted to create a work/recreation area which would ideally suit a home office by a private drive offering parking for 3 vehicles and the lovely rear garden extends to about 47 feet in length and is arranged with a large L shaped sun terrace and raised level lawn with adjacent patio with well stocked herbaceous beds.

Situated in this much sought after village location within walking distance of Cuckfield's historic High Street with parish church, good local shops, amenities, the well regarded Holy Trinity Primary and Warden Park Secondary Academy schools. Haywards Heath lies just under 2 miles to the east offering a mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes), a wider range of shops, an array of restaurants, a modern leisure centre, Sainsbury's and Waitrose superstores. The A23 lies just over 3 miles to the



west providing a direct route to the motorway network, Gatwick Airport is 12.2 miles to the north and the cosmopolitan city of Brighton and the coast is 16.2 miles to the south. There are golf courses nearby in Cuckfield, Haywards Heath and Lindfield and the South Downs National Park is within a short drive offering a beautiful natural venue for countryside walking.

GROUND FLOOR

Period style portico with uPVC double glazed panelled front door to:

Hall Good size built-in coats/store cupboard, under stairs cupboard housing gas meter and trip switches. Radiator. Telephone point. Stairs to first floor.

Cloakroom Low level wc and corner basin with tiled splashback. Fitted shelf. Double glazed window. Radiator.

Sitting Room A fine room with wide double glazed bay window with deep sill to front. Attractive contemporary fireplace with timber surround, polished stone insert and hearth, fitted coal effect electric fire. TV aerial point. 2 wall light points. Radiator.

Excellent Kitchen Comprehensively fitted with attractive range of units with granite work surfaces and upstands comprising inset stainless steel sink bowl and half sink with mixer tap, adjacent work top, cupboards, drawers, integrated **dishwasher** and **washing machine** beneath. Fitted **4 ring halogen hob** with brushed steel extractor hood over flanked by wall cupboards. Wall cupboard housing Worcester gas boiler. Matching work top with cupboard under. Built-in **electric double oven** and **microwave oven**, drawer under, cupboard over, further wall cupboards. Tall pull out larder unit. Adjacent integrated **fridge** and **freezer**. Work top lighting. Granite window sill. Tiled floor. Double glazed door to outside. Wide opening to:

Dining Room Radiator. Tiled floor. Double glazed doors to:

Double Glazed Conservatory With vaulted roof. Tiled floor. Double doors to rear garden.

FIRST FLOOR

Landing Hatch will pull down ladder to loft space. Built-in slatted shelved airing cupboard housing pre-insulated hot water cylinder. Central heating and hot water time control and shower pump.

Bedroom 1 Excellent range of fitted wardrobes incorporating hanging space and shelving. Double glazed window. Radiator.

Bedroom 2 Good size built-in wardrobe with hanging rail and shelf. Double glazed window. Radiator.

Bedroom 3 Built-in wardrobe with hanging rails and bi-fold doors. Built-in base level cupboard. Double glazed window. Radiator. Ceiling downlighters.

Shower Room Large walk-in shower with glazed screens and sliding doors, power fitment, close coupled wc, vanity unit with basin, single lever mixer tap, cupboard beneath. Glass shelf. Shaver point. Heated chrome ladder towel warmer/radiator. Ceiling downlighters. Painted timber clad dado. Tiled floor.

OUTSIDE

Garage/Workshop 15'10" x 7'4" (4.83m x 2.24m) Overall measurements. Divided into 2 areas. **Work/Recreation Room** 12'1 x 7'4 (3.68m x 2.24m) ideally suitable as a home office. Door to front **storage area** 3'9" (1.14m) in depth with electrically operated roller door. Rear door to garden. Door to:

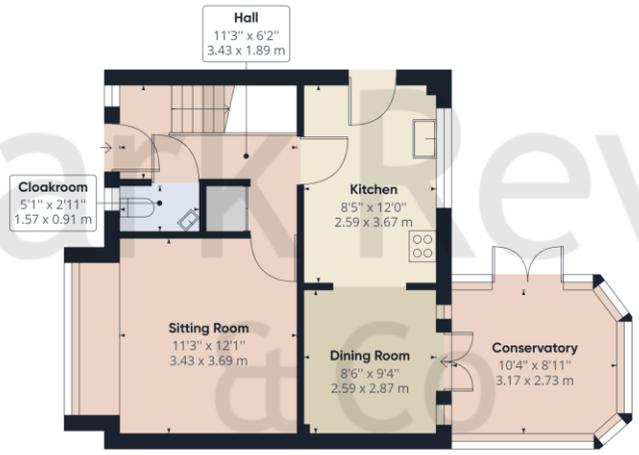
Long Private Drive Offering parking for 3 vehicles.

Front Garden Laid to lawn with block paved step and flower border.

Attractive Rear Garden About 47ft (14.33m) in length. Arranged with a wide L shaped paved sun terrace with stone retaining wall, colourful flower and shrub borders. Central steps to a raised paved patio and adjoining lawn with well stocked herbaceous bed at the far end containing a colourful array of flowers, shrubs and bushes including buddleia, peony, stocks, clematis etc. **Timber shed**. Water tap. The garden is fully enclosed by close boarded fencing with gate to drive.

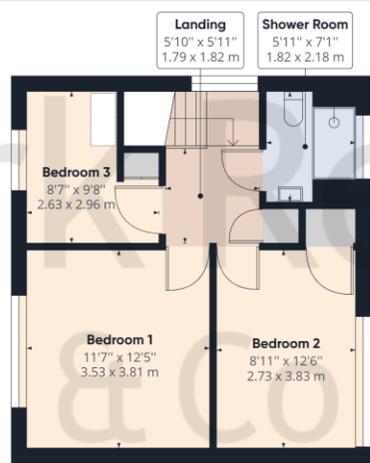


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Ground Floor Building 1

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Floor 1 Building 1

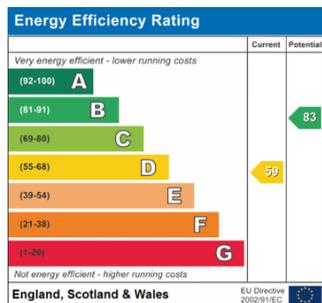


Approximate total area⁽¹⁾
992.57 ft²
92.21 m²

(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.

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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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