



**1 Jubilee Cottages**  
Bolney Road, Ansty, RH17 5AW



Mark Revill & Co



# 1 Jubilee Cottages

Bolney Road, Ansty, RH17 5AW

Guide Price £600,000

This most attractive bay fronted Victorian house has been skilfully extended on two floors offering bright, spacious and well planned family accommodation. The property has the benefit of double glazing and oil central heating and incorporates 3 double bedrooms, shower room plus bathroom, a fine sitting room with open fireplace, good size dining/living room with archway to a fitted kitchen and downstairs wc. There is block paved parking at the front for 4 vehicles and the most attractive rear garden extends to about 70 feet in length arranged as a well kept level lawn, paved sun terrace and further patio at the far end with timber shed.

Situated in this popular village location close to several footpaths offering a variety of walking opportunities. Ansty lies 1.4 miles south west of the historic village of Cuckfield with its good local shops, amenities and well regarded Holy Trinity and Warden Park Schools. Haywards Heath (3 miles) and Burgess Hill (3.8 miles) both offer a wide variety of shops, array of restaurants, leisure facilities and a mainline station providing a fast and frequent service to central London (Haywards Heath to Victoria/London Bridge 42-45 minutes). The A23 lies less than 2 miles to the west providing a direct route to the motorway network, Gatwick Airport is 16.2 miles to the north, the cosmopolitan city of





Brighton and the coast is 15 miles to the south whilst the South Downs National Park is within an easy drive offering a beautiful natural venue for countryside walking.

## GROUND FLOOR

**Fully Enclosed Entrance Porch** Double glazed replacement front door. Glazed window. Glazed panelled door to:

**Hall** Radiator. Electric meter cupboard. Open plan staircase to first floor.

**Sitting Room** 17'3" x 12' (5.26m x 3.66m) Attractive red brick working fireplace with quarry tiled hearth and mantle. Wide secondary double glazed bow window to front. 2 wall light points. TV aerial point. Radiator.

**Dining/Living Room** 18' x 8'4" (5.49m x 2.54m) L shaped. Glazed serving hatch to sitting room. Display niche. 2 wall light points. Telephone/internet point. 2 radiators. Wide opening to:

**Kitchen** 11'5" x 7'11" (3.48m x 2.41m) Well fitted with attractive range of units comprising inset composite bowl and a half sink with mixer tap, adjacent work surfaces, cupboards, drawers, **washing machine** under. **Electric cooker**, concealed extractor hood over flanked by wall cupboards, further base unit. Peninsula breakfast bar. Integrated **fridge** and **freezer**. Additional wall cupboards. Double glazed window. Part tiled walls. Tiled floor.

**Rear Lobby** L shaped. Fitted shelving. Ample coat hanging space. Radiator. Tiled floor. Double glazed door to rear garden.

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

## FIRST FLOOR

**Landing** Hatch with pull down ladder to loft space. Built-in slatted shelved airing cupboard housing pre-insulated hot water cylinder. Wall light point.

**Bedroom 1** 13'4" x 12'11" (4.06m x 3.94m) 2 built-in double wardrobes with cupboards over. 2 deep built-in shelved storage cupboards. Double glazed window. Radiator.

**Bedroom 2** 13'1" x 8'8" (3.99m x 2.64m) Double glazed window. Radiator.

**Bedroom 3** 12'9" x 8'7" (3.89m x 2.62m) Double glazed window. Radiator.

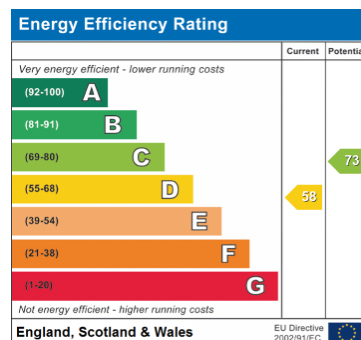
**Shower Room** Fully tiled walls. Glazed shower cubicle with Aqualisa fitment, pedestal basin, close coupled wc. Double glazed window. Radiator.

**Bathroom** Coloured suite comprising bath with traditional mixer tap and telephone style shower attachment, inset basin with mixer tap, adjacent tiled top, cupboard beneath, arched wall mirror over, further arched wall mirror. Heated ladder towel warmer/radiator. Shaver point. Extractor fan. Half tiled walls, fully tiled around bath.

## OUTSIDE

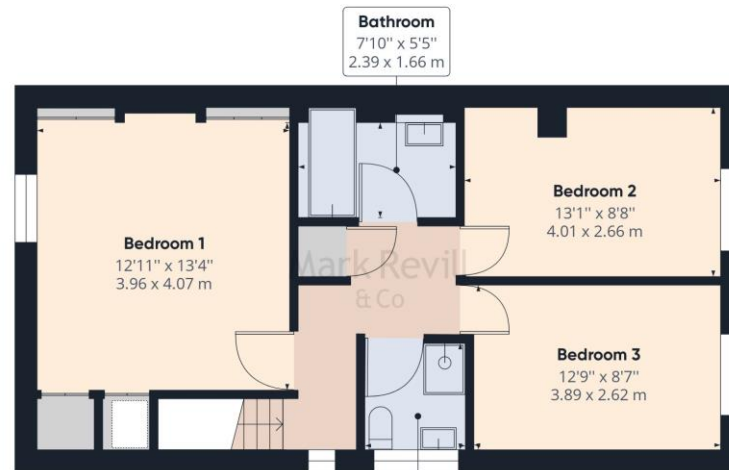
**Wide Block Paved Drive at Front** Offering parking for 4 vehicles.

**Most Attractive Rear Garden** About 70 feet (21.34m) in length. Arranged mainly as level well kept lawn, paved terrace adjacent to the house with oil boiler, curved brick flower planters to the front edge, paved path to a paved area to the far end with **timber shed**. Paved area to the side with oil storage tank and wrought iron gate to side access. Water tap. Outside light. The garden is fully enclosed by close boarded fencing and clipped evergreen hedge to the eastern boundary.





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

1191.87 ft<sup>2</sup>  
110.73 m<sup>2</sup>

**Reduced headroom**

16.79 ft<sup>2</sup>  
1.56 m<sup>2</sup>

(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.

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

