



1 Crown Cottages
London Lane, Cuckfield, RH17 5BL



Mark Revill & Co

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£425,000

This charming Victorian semi detached house of character offers an extremely well presented stylish interior yet retains many original features including panelled internal doors, sash windows and a decorative cast iron working fireplace. The cottage has the benefit of gas central heating and double glazing (some secondary glazing) and incorporates 3 first floor bedrooms (2 with range of built-in wardrobes), a contemporary ground floor shower room, a splendid sitting and dining room and a superb bespoke kitchen fitted with a range of hand painted shaker style units with granite work surfaces complete with appliances and bi-fold doors which provide access to a delightful easily managed courtyard garden

Situated in this sought after village location just a short walk to Cuckfield's historic High Street with its parish church, good local shops, amenities, the well regarded Holy Trinity Primary and Warden Park Schools. Haywards Heath lies 1.7 miles to the east offering a mainline station which provides 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 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 is a golf course on the northern edge of the village and the South



Downs National Park is within an easy drive offering a beautiful natural venue for countryside walking.

GROUND FLOOR

Hall Ample coat hanging space. Column radiator. Natural timber floor. Stairs with attractive balustrade to first floor.

Sitting and Dining Room Natural timber flooring.

Sitting Area 12'2" x 11'1" (3.71m x 3.38m) Decorative cast iron working fireplace with slate hearth. Recessed storage cupboard adjacent to the chimney breast with open display/book shelving area. Secondary double glazed stripped sash window to front. Radiator with decorative cover. Wide opening to:

Dining Area 9'11" x 8'10" (3.02m x 2.69m) Good size understairs coats/storage cupboard. Range of tall shelved storage/larder cupboards with cupboards over, central unit with integrated **fridge/freezer**. Column radiator.

Excellent Kitchen 12'2" x 5'7" (3.71m x 1.70m) Comprehensively fitted with hand painted shaker style units with granite work surfaces and upstands comprising inset enamel sink with flexi tap, adjacent L shaped worktop, cupboards, including pull out bin storage, drawers, integrated **dishwasher** and **washing machine** under. Built-in brushed steel **electric double oven**, fitted **4 ring induction hob**. Range of industrial style open book/display shelving. 2 double glazed velux windows. Column radiator. Double glazed window. Stone tiled floor. Double glazed bi-fold doors to courtyard garden.

Shower Room Contemporary white suite comprising large walk-in shower with overhead rain water and hand held fittings, oblong basin with single lever mixer tap, drawer beneath, tiled splashback, wc with concealed cistern. Extractor fan. Recess housing heated chromium ladder towel warmer/radiator. Double glazed window. Tiled flooring and skirting.

FIRST FLOOR

Landing Hatch to loft space.

Bedroom 1 11' x 10'11" (3.35m x 3.33m) 2 built-in double wardrobes with cupboards over. Secondary double glazed sash window to front. Radiator. Natural timber flooring.

Bedroom 2 8'8" x 8'3" (2.64m x 2.51m) Fitted triple shelved wardrobe/storage cupboards. Good size built-in shelved linen cupboard with radiator. Secondary double glazed window. Radiator. Part vaulted ceiling.

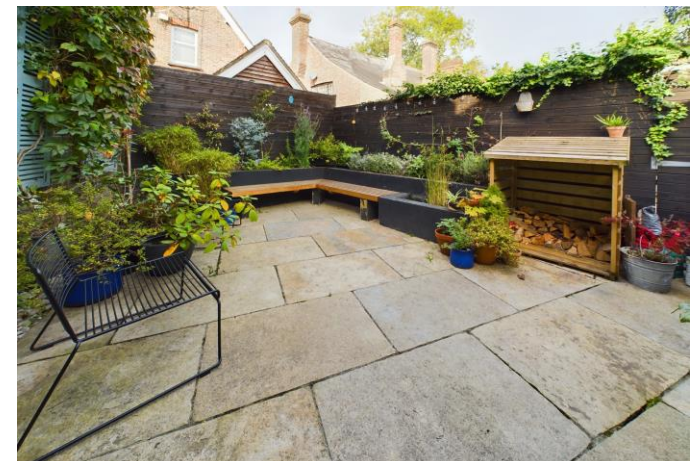
Bedroom 3 9'2" x 8'10" (2.79m x 2.69m) Cupboard housing gas boiler, cupboard over. Secondary double glazed window. Radiator. Part vaulted ceiling.

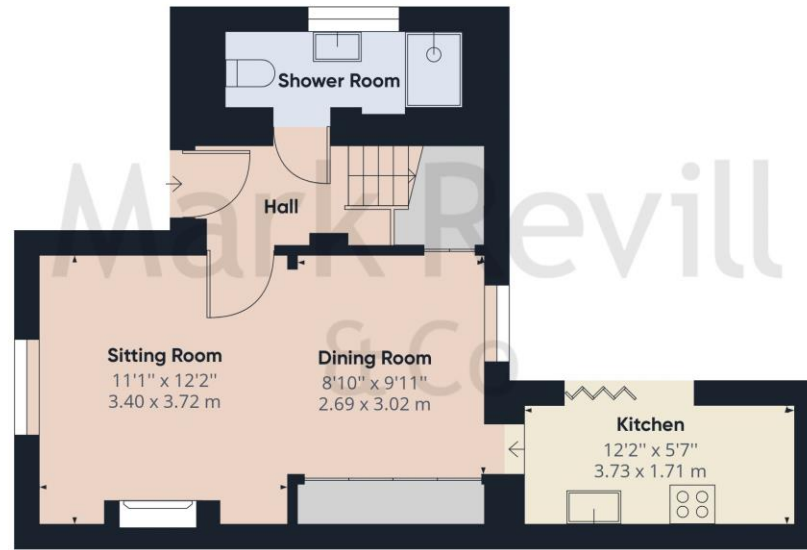
OUTSIDE

Front Garden Block paved with mature wisteria to the front elevation. **Timber built store**. Entrance gate to paved path.

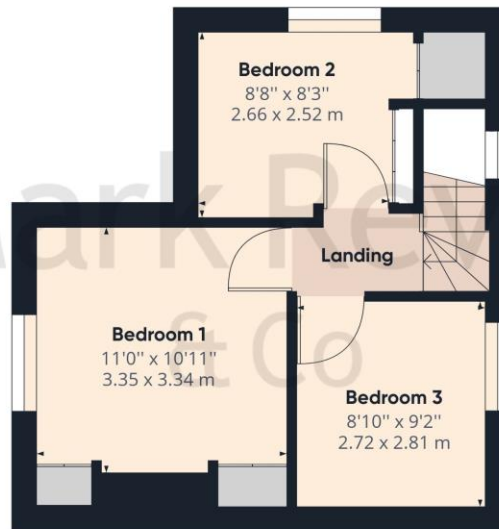
Rear Courtyard Garden Easily managed, paved with pebble filled border, corner L shaped raised planter with adjacent bench seating and small pond, variety of plants, shrubs and climbers. Climbing plants clad the rear elevation. Useful **garden/bike store**. Outside light and water tap. The garden is fully enclosed by timber clad fencing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





Ground Floor



Floor 1



Approximate total area⁽¹⁾

741.53 ft²

68.89 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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