



3 Bylanes Close  
Cuckfield, RH17 5HB



Mark Revill & Co

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£575,000

This excellent detached village house offers bright, spacious and well planned accommodation having the benefit of gas central heating and double glazing. This delightful home is set well back from the road enjoying an attractive open outlook and incorporates 3 bedrooms, a refitted shower room, downstairs cloakroom, a fine sitting and dining room, double glazed conservatory and a comprehensively fitted kitchen/breakfast room complete with appliances. There is a garage approached by a long private drive offering parking for 3 vehicles and a particular feature of the property is the delightful west facing rear garden extending to about 56 feet in length arranged mainly as lawn with a paved sun terrace and extremely well stocked herbaceous borders and beds containing a wide variety of shrubs and small trees.

Situated in this much sought after village location within walking distance of Cuckfield historic High Street with its parish church, good local church, amenities and 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 with its fast and frequent service to central London (Victoria/London Bridge 42-45 minutes), a wide range of shops, an array of restaurants, a modern leisure centre, Waitrose and



Sainsbury's superstores. The A23 lies just over 3 miles to the west providing a direct route to the motorway network, Gatwick Airport is 12 miles to the north and the cosmopolitan city of Brighton and the coast is about 18 miles to the south. There are golf courses nearby in Cuckfield, Haywards Heath and Lindfield and the South Down National Park is within a short drive offering a beautiful natural venue for countryside walking.

## GROUND FLOOR

**Period Style Portico** uPVC double glazed panelled front door to:

**Hall** Double glazed window. Stairs to first floor.

**Sitting and Dining Room** 22'5" x 11'11" (6.83m x 3.63m) A fine double aspect room with wide double glazed bay window to the front enjoying an attractive open outlook. TV aerial point. 2 radiators. Wide opening to:

**Double Glazed Conservatory** 10' x 8'5" (3.05m x 2.57m) Glazed on three sides with bespoke fitted blinds, polycarbonate roof insulated with uPVC cladding. Radiator. Wood effect laminate flooring. Double glazed doors to rear garden.

**Kitchen/Breakfast Room** 12' x 11'8" (3.66m x 3.56m) Comprehensively fitted with an attractive range of limed oak fronted units comprising inset stainless steel bowl and a half sink, adjacent L shaped worktop, cupboards, drawers and appliance space with plumbing for washing machine and dishwasher beneath. Wall cupboards. Corner shelf unit. Matching work surfaces, cupboards, drawers and appliance space beneath, adjacent peninsula breakfast bar. Recess for cooker with electric point, concealed extractor hood over flanked by a range of wall cupboards, further wall cupboards. Wall mounted Glow-worm gas boiler. Good size shelved understairs storage cupboard housing gas meter and trip switches. 2 double glazed windows. Part tiled walls. Vinyl flooring. Double glazed door to rear garden.

## FIRST FLOOR

**Landing** Hatch with pull down ladder to loft space with light point. Built-in slatted shelving airing cupboard housing lagged hot water cylinder.

**Bedroom 1** 11'7" x 10'9" (3.53m x 3.28m) Fitted double wardrobe either side of double bed recess with high level cupboards over. Telephone point. Double glazed window. Radiator.

**Bedroom 2** 12'6" x 8'10" (3.81m x 2.69m) Deep built-in wardrobe. Double glazed window. Radiator.

**Bedroom 3** 11'7" x 10'9" (3.53m x 3.28m) Built-in wardrobe. Display plinth and shelving over stairwell. Double glazed window. Radiator.

**Shower Room** White suite comprising glazed shower cubicle, inset basin with mixer tap, adjacent shelf, cupboards beneath, corner close coupled wc. Shaver point. Double glazed window. Fully tiled walls. Vinyl flooring.



## OUTSIDE

**Detached Brick Built Garage** 17' x 8'2" (5.18m x 2.49m) Up and over door. Light and power points. Rear door.

**Long Private Drive** Offering parking for 3 vehicles.

**Front Garden** Neatly laid to lawn with well stocked flower and shrub borders, mature box elder tree, established hedges and shrubs to the party and front boundary. Outside lantern.

**Delightful Rear Garden** About 56 feet (17.07m) in length x 34 feet (10.36m) in width. Arranged mainly as well tended level lawn with well stocked flower and shrub borders containing a wide variety of plants including heathers, castor oil plant, azaleas, fig, magnolia, acer and Victoria plum trees. **Timber shed.** Paved sun terrace adjacent to the house with adjacent path providing access to a **garden store** on the north side and gate to the drive. Concrete path.

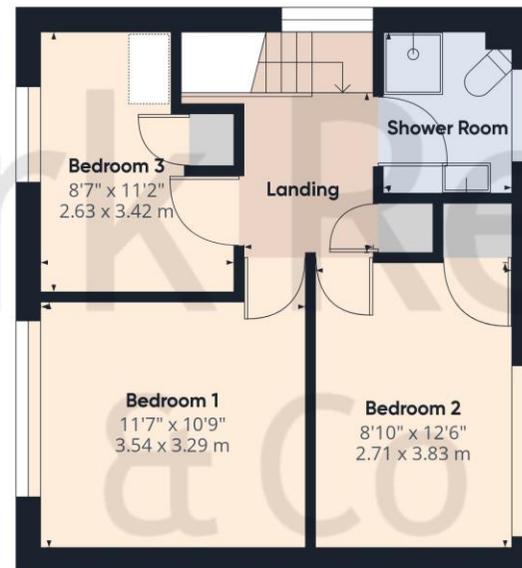


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			





Ground Floor



Floor 1

Approximate total area

987.26 ft<sup>2</sup>

91.72 m<sup>2</sup>

(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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