



**Hillbank**  
Broad Street, Cuckfield, RH17 5DX

   Mark Reville & Co



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**Guide Price £875,000 Freehold**

A rare opportunity to acquire this beautifully presented four bedroom, period home, ideally located in the heart of the picturesque village of Cuckfield and within easy reach of highly regarded local schools. This charming and characterful property offers spacious and versatile accommodation across approximately 1,746 sq ft, arranged over two floors. The ground floor features a welcoming reception hall, a refitted cloakroom and a generous sitting room with a feature fireplace and wood-burning stove. A standout feature is the impressive open plan kitchen/breakfast/dining room, offering a bright and contemporary living space across the rear of the property, complete with a high specification kitchen, central island, integrated appliances, full length sliding patio doors to the garden and a dedicated dining area. Adjacent is a cosy living area with an open fireplace, along with a practical utility/boot room providing access to the covered carport and driveway. Upstairs, there are four well proportioned bedrooms served by a beautifully appointed family shower room, with one bedroom also benefiting from a modern en suite shower room, ideal for guests or teenagers. Outside, the fully landscaped rear garden enjoys a peaceful, non-overlooked aspect with a large patio, sun terrace, expanse of lawn and a private seating area at the far end, perfect for outdoor dining and entertaining. Additional benefits include gas fired central heating, original character features, excellent decorative order throughout, a private driveway with ample off road parking and a covered carport.

Hillbank lies on the eastern edge of Cuckfield village within walking distance of the historic High Street with its parish church, good local shops and the well regarded Warden Park Academy and Holy Trinity Primary School. Haywards Heath lies just 1.3 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 is 3.2 miles to the west providing a direct route to the motorway network, Gatwick Airport is 12.6 miles to the north and the cosmopolitan city of Brighton and the coast is just under 17 miles to the south. The South Downs National Park and Ashdown Forest are within an easy drive offering beautiful natural venues for countryside walking.











Ground Floor



Floor 1

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

1746 ft<sup>2</sup>

162.2 m<sup>2</sup>

**Reduced headroom**

3 ft<sup>2</sup>

0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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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