





DESCRIPTION

GUIDE PRICE £800,000 – £825,000
NO ONWARD CHAIN

Located in the highly desirable village of Cuckfield, this substantial family home enjoys close proximity to a range of local amenities, including a convenience store, petrol station, medical centre, and several well-regarded independent pubs and restaurants. More comprehensive facilities can be found in nearby Haywards Heath, offering an extensive selection of shops, restaurants, bars, and a modern leisure centre.

The area is well served by excellent educational facilities, including Holy Trinity Primary School and Warden Park Secondary School. The A23 provides direct access to the motorway network, the coast, and Gatwick and Heathrow Airports, while Haywards Heath mainline station offers fast and frequent commuter services to London Victoria and London Bridge (from 42 minutes), as well as Brighton and Gatwick.

The accommodation begins with an entrance hallway leading to a study, downstairs cloakroom, and a generous living room featuring an open fireplace and doors opening onto the rear garden. To the rear of the property is a spacious open-plan kitchen/dining/living area, ideal for modern family life and entertaining, and benefiting from an abundance of natural light through multiple windows overlooking the garden.

The fully fitted kitchen offers ample cupboard and worktop space and includes integrated appliances, such as a fridge/freezer, dishwasher, electric oven, and microwave. A separate utility room leads off the kitchen and provides side access to the rear garden.

Upstairs, the principal bedroom enjoys a Juliette balcony to the front with views across woodland and open countryside, along with a walk-in dressing room and en-suite shower room. The first floor also features a modern family bathroom and three further double bedrooms, with the second bedroom benefiting from its own en-suite shower room.

Externally, the property offers a double garage and enclosed, low-maintenance rear gardens. Presented in a neutral condition throughout and situated in a highly sought-after location close to the village, early viewing is highly recommended to avoid disappointment.



FEATURES

- GUIDE PRICE £800,000 - £825,000
- No onward chain
- Sought-after Cuckfield village
- Four double bedrooms
- Two en-suite shower rooms
- Open-plan kitchen/dining/living
- Separate utility room
- Living room with fireplace
- Study and cloakroom
- Double garage
- Enclosed rear garden
- Excellent commuter links

