





An impressive SHARE OF FREEHOLD 2-DOUBLE BEDROOM FIRST FLOOR APARTMENT in stunning order and being part of a former Coaching Inn situated in the heart of the village and within the historic heart of Cuckfield.

Originally being The Kings Head Pub and Hotel, this attractive Grade II listed building was once one of the last main stop off points for the numerous horse drawn coaches which used to travel between London and Brighton back in the Georgian, Regency and Victorian periods.

The apartment is approached via a communal character door with security entry phone leading into an entrance hall with stairway to the first floor. The accommodation comprises: PRIVATE FRONT DOOR into an ENTRANCE HALL with wood flooring and carpet in the two bedrooms; an impressive LIVING ROOM with open fireplace and large sash window to east facing front aspect opening into a large open plan contemporary kitchen/dining area with double glazed windows to west facing rear. The KITCHEN is fitted with a range of matching white high gloss cupboards and drawers with adjoining solid wooden worksurfaces, a stainless steel cooking range/oven space and plumbing for washing machine, ample appliance space for a large American style fridge/freezer and wall mounted gas-fired boiler.



There are TWO GOOD SIZED DOUBLE BEDROOMS with fitted wardrobes (the master bedroom being particularly spacious) with BEDROOM 2 having doors leading out onto a pleasant SUN BALCONY providing private outdoor space. The BATHROOM is fully tiled and fitted with a modern white suite including under-floor heating. Benefits and original features including fireplaces, exposed timbers, sash windows, gas fired central heating, a third share of the Freehold and an allocated parking space in the nearby private car park.

Tenure: 1/3 SHARE OF FREEHOLD - 972 YEARS REMAINING

Ground Rent: NIL

Annual service charge: £1,800 per annum.

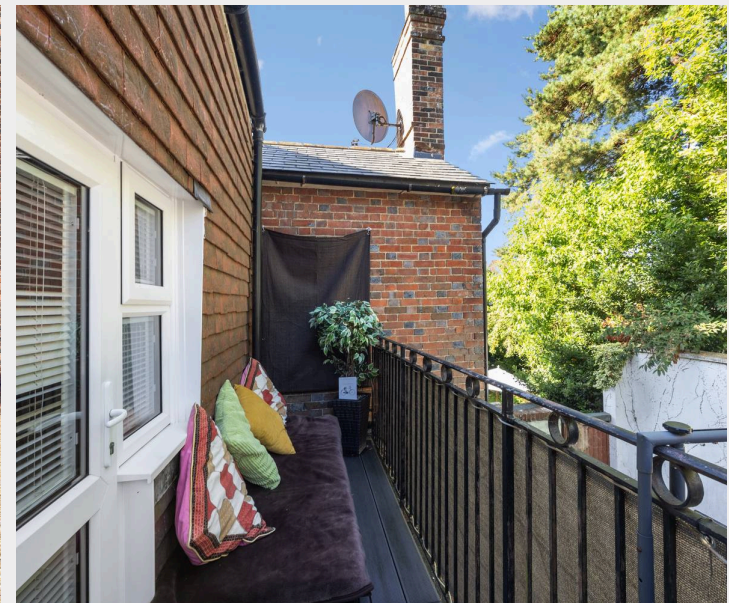
Council Tax Band: D

EPC Rating: TBC



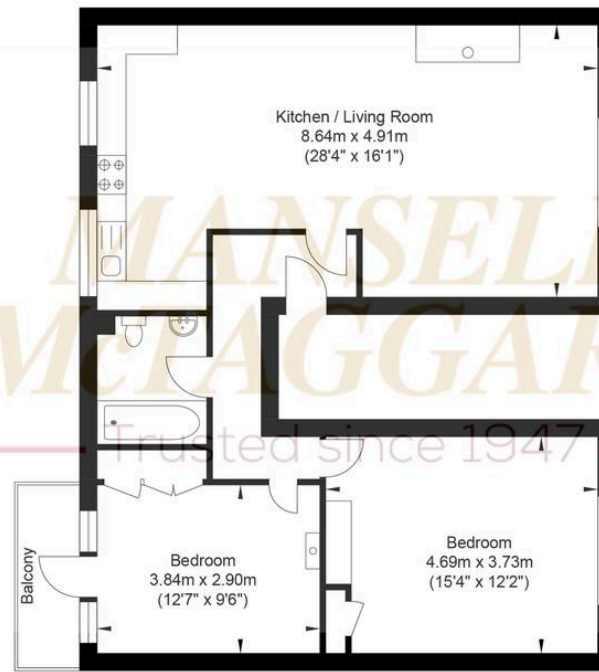
**MANSELL
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- 2-DOUBLE BEDROOM FIRST-FLOOR CONVERSION APARTMENT.
- SHARE OF FREEHOLD.
- GRADE II LISTED FORMER PUB/HOTEL & COACHING INN.
- HIGHLY DESIRABLE LOCATION IN HEART OF CUCKFIELD VILLAGE.
- PERIOD CHARM WITH ORIGINAL FEATURES.
- OPEN PLAN LIVING/DINING ROOM & KITCHEN.
- 2-DOUBLE BEDROOMS, ONE WITH BALCONY.
- MODERN BATHROOM WITH UNDERFLOOR HEATING.
- ALLOCATED PARKING SPACE.
- EPC RATING: TBC.
- COUNCIL TAX BAND: D.



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Church Street



Approximate Floor Area
854.97 sq ft
(79.43 sq m)

Approximate Gross Internal Area = 79.43 sq m / 854.97 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Cuckfield

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