





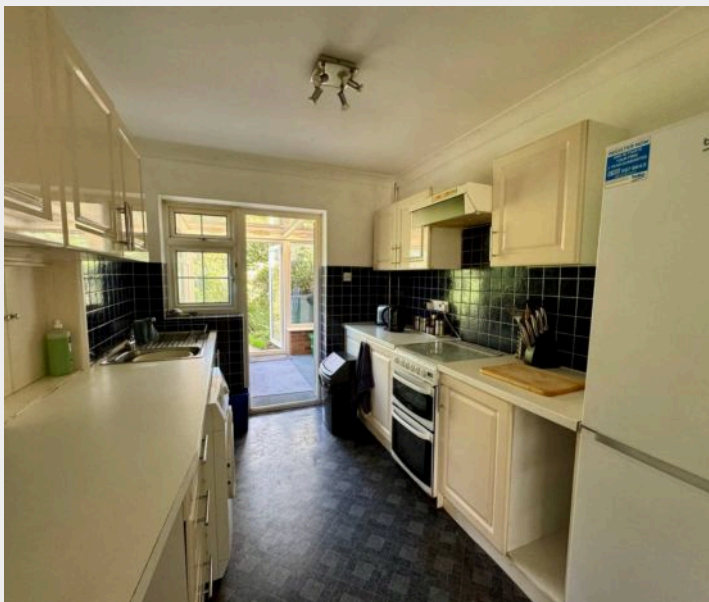


This well-presented neo-Georgian 3-BEDROOM TERRACED FAMILY HOUSE (1,238 sq.ft), having been a much-loved home by the current owner for the past 22 years, comes to the market with NO ONWARD CHAIN and offering great scope to modernise and re-configure, should it be required.

Located in a highly convenient position just a short stroll from the village shops with its picturesque centre and the highly regarded local primary and secondary schools. Particular features of the property are its fabulous rear garden of 110ft (approx.) in addition to a PRIVATE GARAGE with PARKING SPACE in front, being a rarity in Cuckfield High Street.

The accommodation in brief comprises: RECEPTION HALL with CLOAKROOM/WC off. A bright and airy THROUGH LIVING/DINING ROOM featuring an electric fireplace with attractive surround as well as fitted cupboards with display shelving above. A spacious DINING AREA to the rear has a handy serving hatch to the kitchen and patio doors to the garden.

Alongside is a fitted KITCHEN complete with slot-in gas cooker. Spaces are available for an upright fridge/freezer, washing machine and dishwasher. Beyond the kitchen is a CONSERVATORY with an external door to the garden.





From the hall, a turned staircase rises to the FIRST FLOOR LANDING where there is a storage cupboard and loft access hatch, leading to TWO DOUBLE BEDROOMS, front and rear, each with double fitted wardrobe cupboards, with the rear bedroom benefitting from a pedestal wash-hand basin. A generous SINGLE BEDROOM has a front aspect with an over-stairs fitted cupboard. All are served by a FAMILY BATHROOM with white Victorian-style suite to include a shower over bath.

*Further benefits include: uPVC windows and doors throughout, gas-fired central heating and NO ONWARD CHAIN.*

## OUTSIDE

To the front, a few steps lead up to a block-paved pathway to the main entrance door, whilst TO THE REAR, a fabulous, mature and fully enclosed garden of approx. 110 ft is well-stocked with an array of shrubs, plants and specimen trees. Further is a timber shed. Abutting the dining room is a sizeable patio leading onto a pathway running to the rear of the garden where a gate opens to a communal path leading to the PRIVATE GARAGE with PARKING SPACE in front.

*Tenure: Freehold*

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- ATTRACTIVE MID-TERRACE 3 BEDROOM NEO-GEORGIAN STYLE HOUSE (1,238 SQ.FT).
- SHORT WALK OF PICTURESQUE VILLAGE CENTRE & NEARBY LOCAL SCHOOLING.
- GREAT SCOPE TO MODERNISE/RECONFIGURE.
- GROUND FLOOR CLOAKROOM/WC.
- THROUGH LIVING/DINING ROOM. FITTED KITCHEN. CONSERVATORY.
- THREE BEDROOMS, TWO DOUBLE & ONE SINGLE TO FIRST FLOOR.
- FAMILY BATHROOM TO FIRST FLOOR.
- REAR GARDEN OF APPROX 110FT.
- PRIVATE GARAGE & PARKING SPACE IN FRONT.
- EPC RATING: C.
- COUNCIL TAX BAND: E.
- NO ONWARD CHAIN.



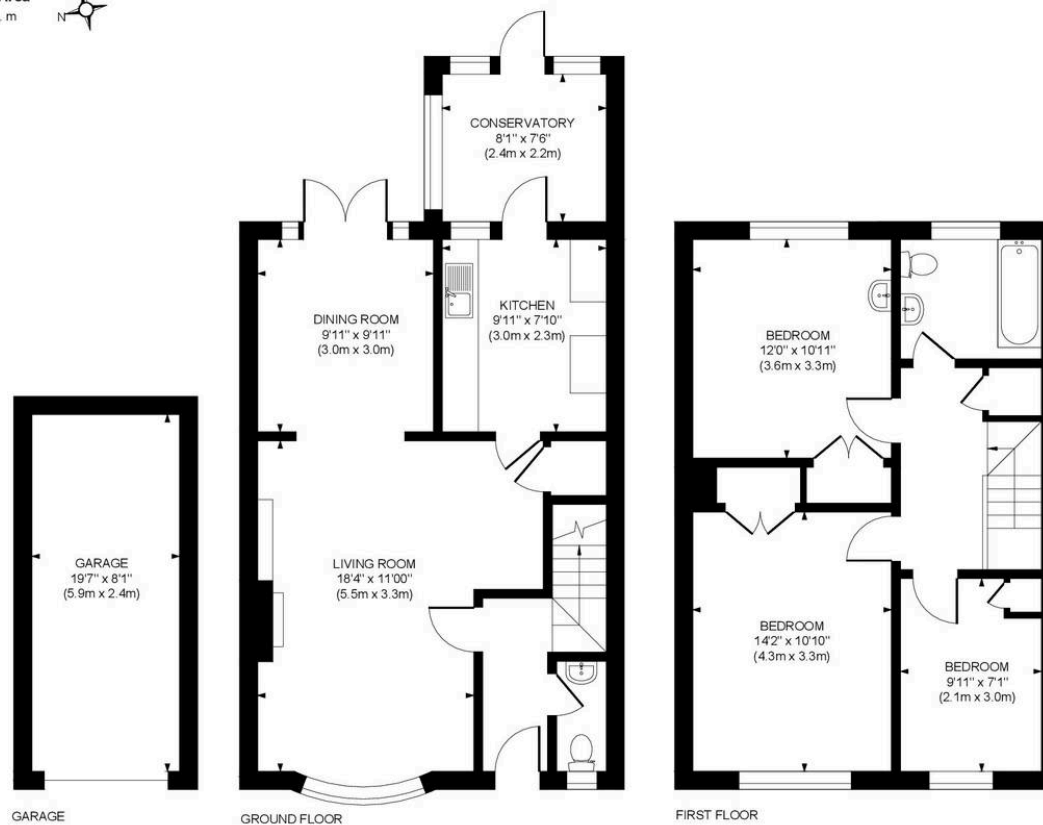


**Approximate Gross Internal Area**

Main House 1238 sq. ft / 115.06 sq. m

Garage 158 sq. ft / 14.72 sq. m

Total 1396 sq. ft / 129.78 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

## Mansell McTaggart Cuckfield

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