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Broome House, Whitemans Green, Cuckfield RH17 5DA



Built in 1988 to a one-off design and build, is this attractive 4-BEDROOM DETACHED SUSSEX-STYLE HOUSE with attached SINGLE GARAGE, having been enjoyed by the current family since nearly new, which now comes to the market with great potential to re-configure and modernise to create a superb family home. The property is located on the north-western fringes of Cuckfield forming part of the Whitemans Green conservation area whilst surrounded by beautiful countryside, yet conveniently positioned for local schooling, the picturesque village High Street along with swift access to the A/M23.

The accommodation comprises: Entrance door into RECEPTION HALLWAY with understairs storage cupboard and CLOAKROOM/WC. Door into a bright and airy KITCHEN with bay window, positioned to the front and fitted with a comprehensive range of the original matching wall and base units with integrated Neff gas hob and electric oven with extractor hood over, space and plumbing for washing machine and dishwasher along with a further space for upright fridge/freezer. Positioned behind the kitchen is a separate and spacious DINING ROOM, with patio doors to outside in addition to double-opening glazed doors into generously sized LIVING ROOM, situated to the rear and featuring a brick fireplace (with capped-off gas-supply) and door into STUDY complete with built-in cupboards and bookcasing along with window displaying delightful views over rear garden. French-style doors from the living room open into a large uPVC CONSERVATORY with roof window, tiled floor and patio doors to rear garden.



Stairs from the hallway rise to the FIRST-FLOOR LANDING where there are 4 WELL-PROPORTIONED BEDROOMS and a fully tiled FAMILY BATHROOM with pedestal wash-hand basin and WC. The PRINCIPAL BEDROOM, sitting to the rear, has a built-in dressing table with cupboards and an EN-SUITE SHOWER ROOM, BEDROOM 2, a double, with front aspect and bay window, BEDROOM 3, a further double, to the rear with built-in deep eaves storage cupboards. BEDROOM 4, to the front, currently used as a dressing room with fitted, curtained wardrobing. Additionally, off the landing is a WALK-IN EAVES STORAGE CUPBOARD with full head height leading to a separate airing cupboard with slatted shelving and housing the hot water cylinder. Lastly, to the landing, is a loft hatch and further large storage cupboard.

OUTSIDE

To the front is a tarmacadem PRIVATE DRIVEWAY bordered with shrubs, hedging and a lawned verge leading to an ATTACHED SINGLE GARAGE with a gated area alongside of a generous width leading to rear garden.

The pretty REAR GARDEN boasts a high brick wall to the rear flank providing a high degree of privacy and seclusion, along with a raised, well-tended level lawn surrounded by planted borders displaying a good variety of mature hedging, shrubs and flowers. A few steps down lead to a paved patio sitting beyond the conservatory which further extends to both sides of the property.



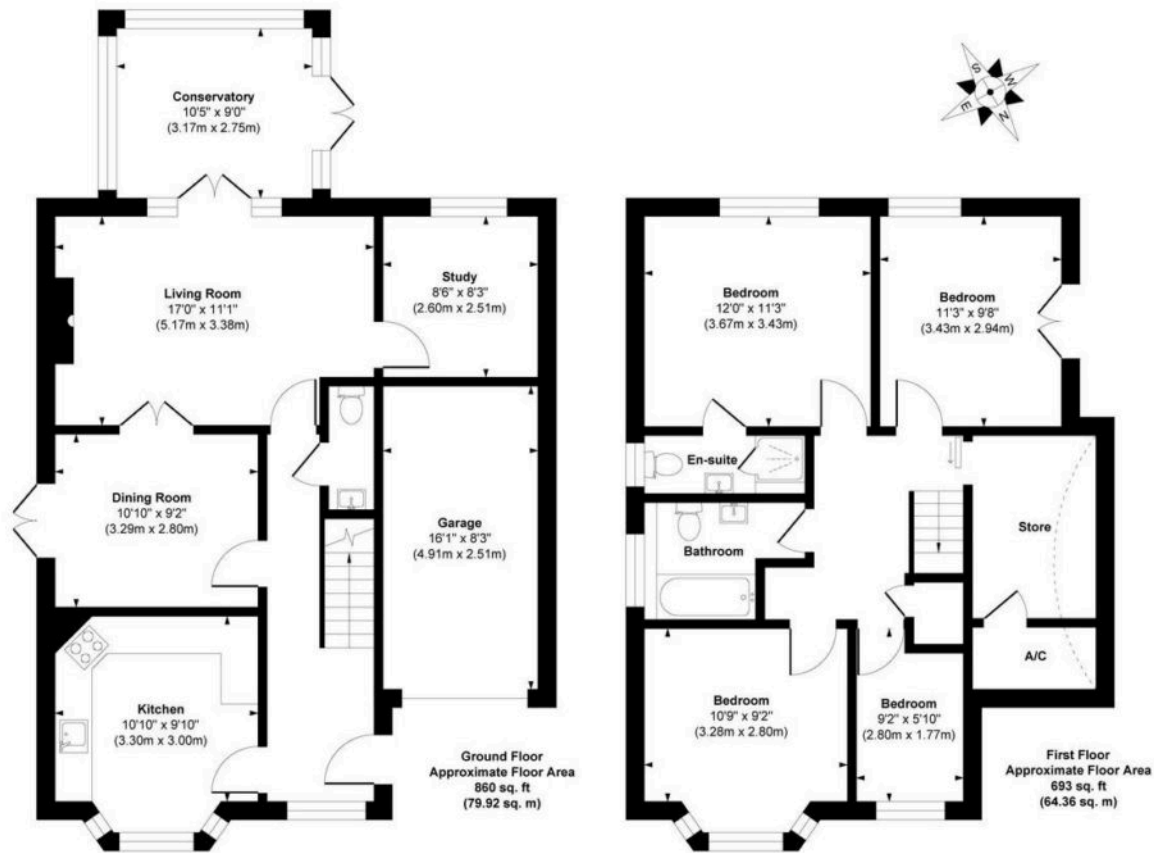


Further benefits include:- gas-fired central heating to radiators, abundance of storage space/cupboards, generous room sizes throughout and great scope to reconfigure, refurbish and modernise. Internal inspection highly recommended.

Tenure: Freehold

- 4- bedroom detached house (1,553 sq.ft.) built in the late 80s to a one-off design.
- Generous room sizes throughout with great scope to re-configure/modernise.
- Kitchen to front with bay window. Separate dining room. Study. Large conservatory.
- Ground floor cloakroom. First floor family bathroom.
- Principal bedroom with en-suite, 2 further double bedrooms & 1 large single.
- Large walk-in eaves storage cupboard.
- Private driveway, single attached garage & gated side entrance.
- Rear walled mature garden with high degree of privacy.
- EPC: D.
- Council Tax Band: F.





Approx. Gross Internal Floor Area 1553 sq. ft / 144.28 sq. m (Including Garage)

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

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