





This immaculately presented 3-BEDROOM SEMI-DETACHED CHARACTER COTTAGE, built we believe in the early 1900s, comes to the market having undergone a complete programme of renovation and refurbishment (specified in finer detail below), whilst enjoying a larger than average rear garden of approx. 100ft.

Set within a highly desirable location within the village, whilst offered for sale with NO ONWARD CHAIN, the property is conveniently positioned for local schooling, nearby convenience stores, the picturesque village High Street and swift road access to the A/M23.

The accommodation in brief comprises, front entrance door into a LOBBY opening into a double aspect LIVING/DINING ROOM spanning the depth of the property, featuring an open fireplace to the living area with exposed brick surround and a deep walk-in understairs cupboard housing an upright freezer to the dining area. A galley-style KITCHEN off the dining room has been beautifully re-fitted with contemporary wall and base units finished in a sleek deep blue hue with contrasting marble-effect worksurfaces inset with a composite sink, an integrated electric oven and induction hob with extractor hood above. Freestanding is a washing machine and a tall upright fridge set within cabinetry. Additionally, is an external door opening to the patio and rear garden.

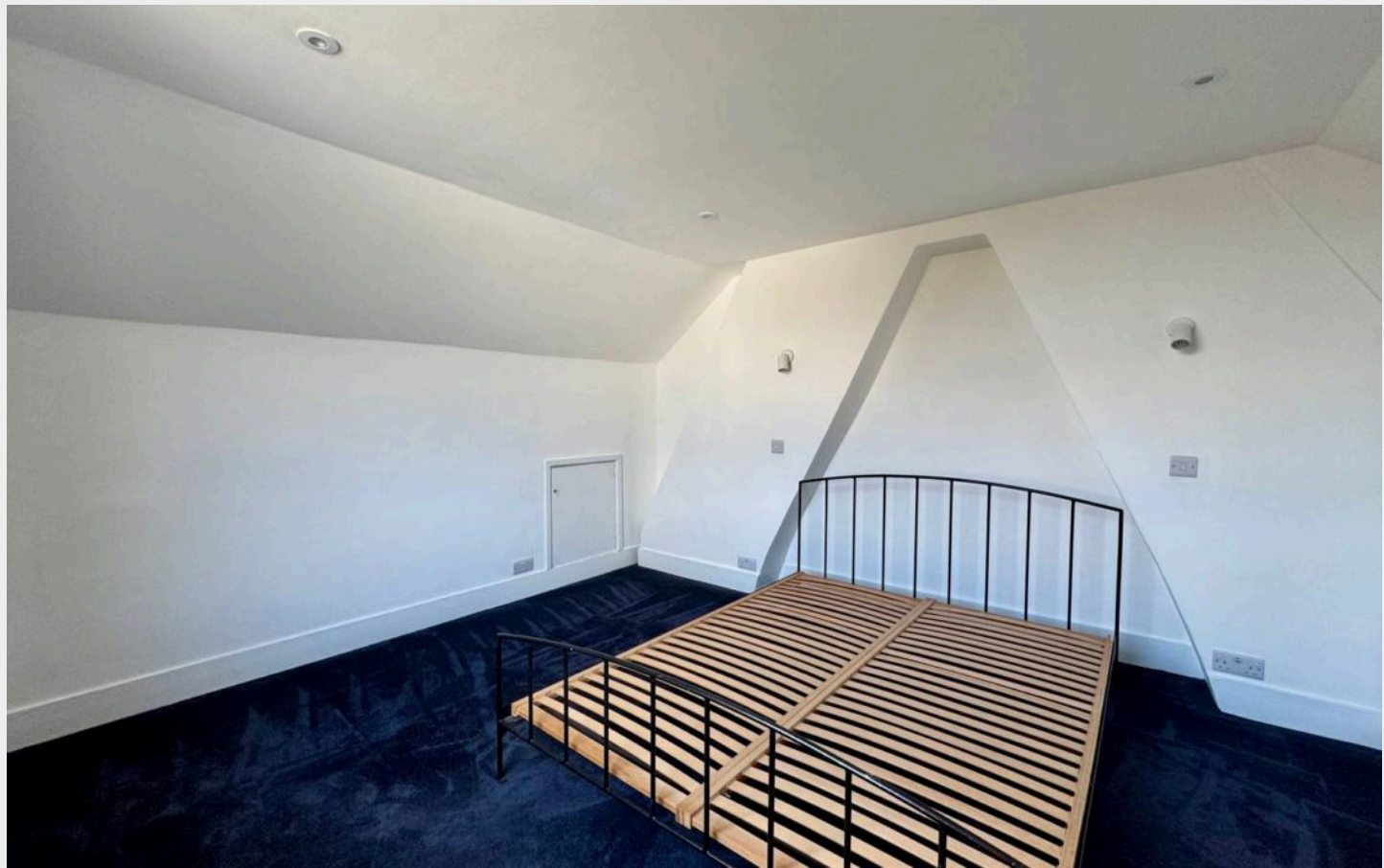


From the dining area, a concealed staircase rises to the FIRST FLOOR where there are TWO BEDROOMS positioned front and rear.

Midway is a re-fitted BATHROOM equipped with a freestanding slipper bath, concealed cistern WC and a vanity wash basin. A stained-glass window features to the landing along with a concealed secondary staircase rising to the PRINCIPAL BEDROOM set within the loft space and benefitting from a fitted wardrobe and eaves storage cupboard. Delightful far-reaching countryside views are to be enjoyed from this room.

The full programme of works, in brief, include: retiled roof with membrane, repointing/resealing/repair of external brickwork with repainting, chimney - storm dried & repointed, replacement guttering/downpipes/soil pipe, uPVC fascia & soffit overboards, complete electrical re-wire & new sockets, new boiler/controller/hot-water cylinder/radiators to some rooms, replacement ceilings to living/dining room also to first & second floors with insulation, replacement uPVC cottage-style windows to ground/first floor, re-fitted kitchen with replastering, refitted bathroom with replastering, redecoration and new carpets throughout. EXTERNAL – New timber shed and repairs to path.

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OUTSIDE

TO THE FRONT is a small lawned garden with bedding borders and a few steps up to the main entrance door whilst a side and gated pathway provides access to the rear garden. The fully enclosed REAR GARDEN, being a particular feature of the property, is mainly laid to a level lawn and approximately 100ft in length with a timber GARDEN SHED to the rear. Accessed from the kitchen is a PATIO with a few steps up to the lawn beyond.

NO ONWARD CHAIN.

- 3-BEDROOM SEMI-DETACHED CHARACTER COTTAGE OVER 3-FLOORS.
- NEWLY RENOVATED & REFURBISHED THROUGHOUT.
- CENTRAL VILLAGE LOCATION CONVENIENT FOR SCHOOLS.
- SITTING/DINING ROOM WITH OPEN FIREPLACE.
- CONTEMPORARY-STYLE KITCHEN WITH APPLIANCES.
- 2-BEDROOMS TO FIRST FLOOR. BEDROOM 3 TO LOFT.
- BATHROOM TO FIRST FLOOR.
- LONG REAR GARDEN (APPROX 100FT) WITH SHED.
- NO ONWARD CHAIN.
- EPC RATING: E.
- COUNCIL TAX BAND: C.



Myrtle Cottages



Approximate Gross Internal Area = 77.7 sq m / 836.1 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Cuckfield

Mansell McTaggart, High Street – RH17 5JX

01444 417600

cf@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/cuckfield

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