





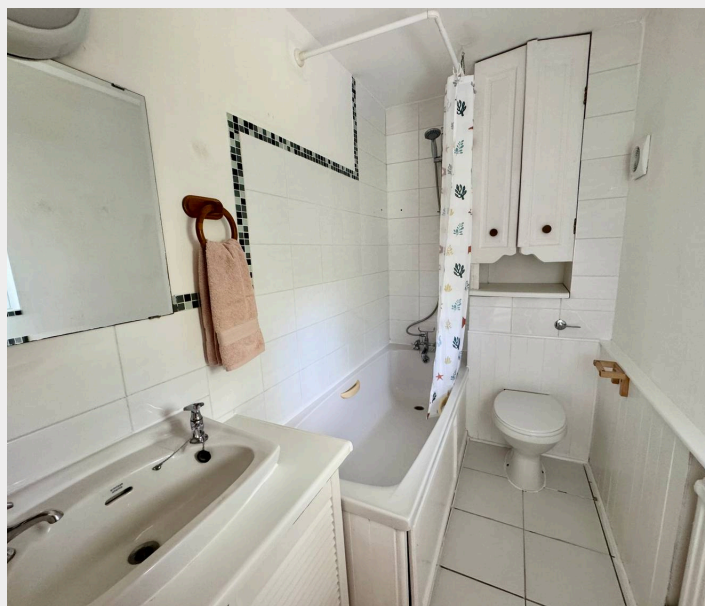
This 2-DOUBLE BEDROOM MID-TERRACE MEWS-STYLE COTTAGE, having been converted from a former stable building within the grounds of the grand Horsgate House (now stylish conversion apartments), enjoys a superb location surrounded by glorious open countryside whilst lying just 1.5 miles of Cuckfield's picturesque High Street. The property, having already undergone window replacement, provides the incoming buyer the opportunity to further update should they so wish. Private parking for one vehicle is also included.

The well-arranged accommodation in brief comprises; a bright and spacious double aspect LIVING ROOM with double doors opening into an INNER LOBBY, a KITCHEN/DINING ROOM with fitted wall and base cupboards is integrated with a gas hob and electric oven with spaces for a slimline dishwasher and upright fridge/freezer. Further concealed spaces for a washing machine and tumble dryer are on offer. A REAR INNER LOBBY off the kitchen provides scope to create a utility room whilst giving access to a CLOAKROOM/WC as well as a timber, lean-to style GARDEN ROOM.



To the FIRST FLOOR are TWO DOUBLE BEDROOMS, one of which benefits from a walk-in airing cupboard with wardrobe which also provides access to the LOFT SPACE (IDEAL for CONVERTING – STPP). Both bedrooms are served by a BATHROOM equipped with a white suite with shower over bath.

- MID-TERRACED PERIOD CONVERSION COTTAGE.
- PRIVATE PARKING FOR ONE VEHICLE.
- DOUBLE ASPECT LIVING ROOM. REAR GARDEN ROOM.
- KITCHEN/DINING ROOM WITH INTEGRATED OVEN & HOB.
- 2-DOUBLE BEDROOMS, ONE WITH WALK-IN AIRING/WARDROBE CUPBOARD.
- FIRST FLOOR BATHROOM. GROUND FLOOR CLOAKROOM.
- SOUTH-WEST FACING COTTAGE-STYLE REAR GARDEN.
- OPTION TO FURTHER UPDATE. SCOPE TO EXTEND INTO ROOF SPACE (STPP).
- QUIET, TUCKED AWAY SEMI-RURAL LOCATION.
- EPC RATING: C.
- COUNCIL TAX BAND: C.



OUTSIDE

PRIVATE PARKING is available for one vehicle in a communal parking area.

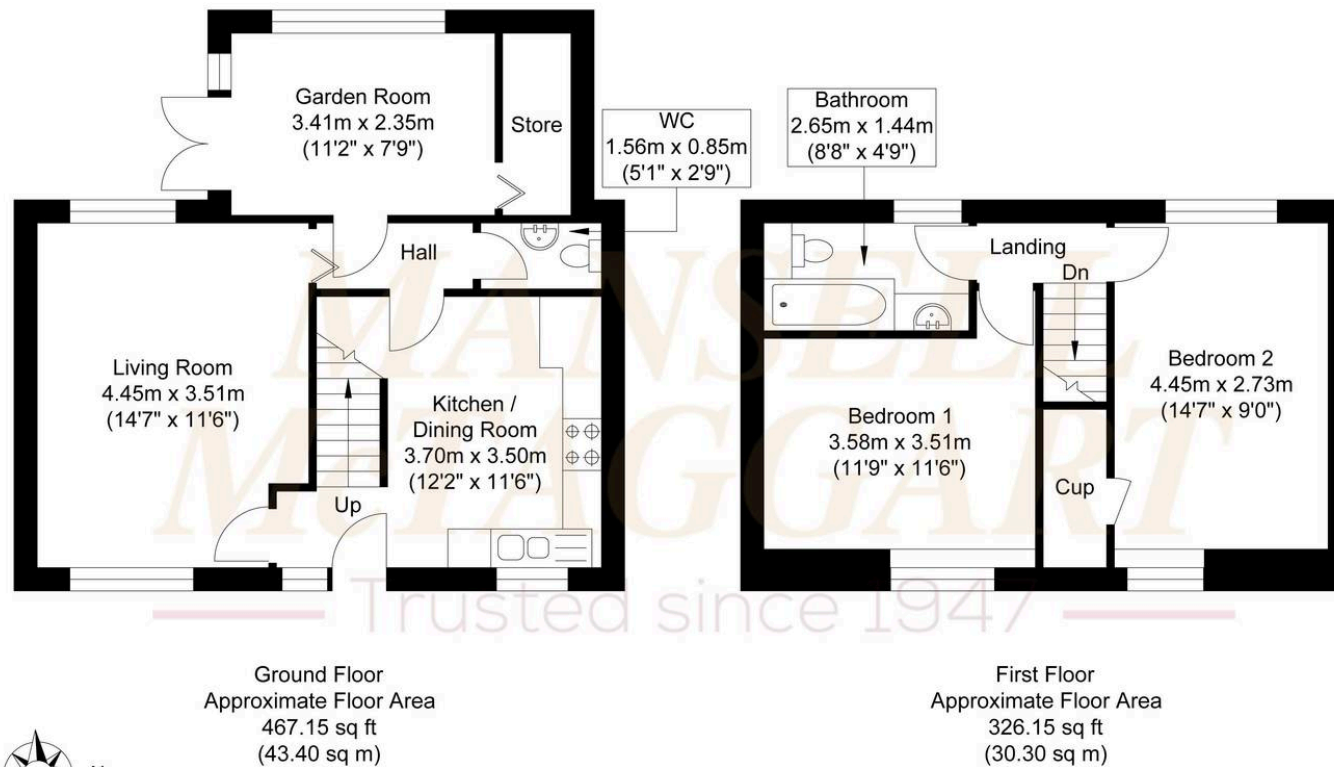
The REAR COTTAGE-STYLE GARDEN is fully enclosed and features a characterful stone wall whilst enjoying a sunny SOUTH-WESTERLY aspect mostly laid to paving with areas of flower and shrub beds and borders whilst offering a high degree of privacy.

Tenure: Freehold



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Horsgate Mews



Approximate Gross Internal Area = 73.70 sq m / 793.30 sq ft

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

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