



**MANSELL  
McTAGGART**  
Trusted since 1947

5 Waterhouse Square, Ashburnham Drive, Cuckfield RH17 5DF



*This superb 2-BEDROOM FAMILY HOUSE occupies a PROMINENT CENTRAL POSITION within the highly popular 'Copse' development built by Linden Homes in 2007 and in the last few years has undergone COMPLETE INTERNAL REFURBISHMENT to include new flooring, bi-folds to rear, open plan kitchen/breakfast bar, bathroom, central heating system and windows.*

With impressive living accommodation over two floors, the property is presented for sale in immaculate order throughout comprising: a spacious ENTRANCE HALL with CLOAKROOM/WC, fitted storage cupboard and door opening into an impressive, stylish, open-plan KITCHEN/SITTING/DINING ROOM with bi-folding doors to the rear garden. A beautifully appointed KITCHEN sits to the front of the property, having been re-fitted in a sleek white high-gloss finish, with integrated appliances to include a fridge/freezer, dishwasher, induction hob with feature extractor hood over and electric oven. The bright and airy dining area has ample space for a large table and chairs with views over the well-screened rear garden.



To the FIRST FLOOR are TWO WELL-PROPORTIONED BEDROOMS, both of which benefit from fitted wardrobes and cupboards and served by a modern BATHROOM equipped with white sanitaryware comprising a shower over bath with glass screen, basin with vanity unit and concealed cistern WC.

*Great scope is also on offer to convert the loft space to create a principal bedroom and en-suite (consistent with a neighbouring property of the same design - plans available).*

*NB. Residents pay an annual charge of £420 (paid half yearly) for the upkeep and maintenance of the development including communal gardens with children's play area and street lighting.*

#### OUTSIDE

Private allocated parking for 2-vehicles along with ample visitor parking within the development.

The REAR GARDEN is of low-maintenance, partly laid to high-quality artificial lawn with a deep shrub/flower bed and an adjacent paved area housing a NEW LARGE TIMBER SHED. Immediately off the rear of the house is a good-sized PATIO providing ample space for alfresco dining and entertaining. All is fully enclosed and offers a high degree of privacy and seclusion as well as a side gate providing separate external access.

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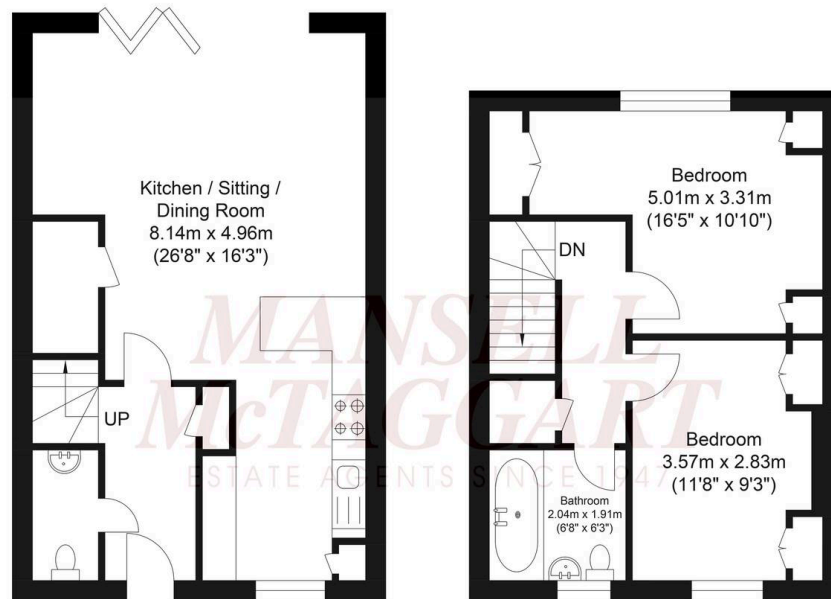




Tenure: Freehold

- Built to a high specification in 2007 by Linden Homes.
- Excellent location within a short walk to the village High Street.
- Entrance hall. Ground floor cloakroom/WC.
- Impressive open-plan kitchen/sitting/dining room with bi-fold doors.
- 2 well-proportioned bedrooms with fitted wardrobes/cupboards. Family bathroom.
- Newly installed gas-fired central heating. Modern 'cottage-style' double glazing.
- Allocated parking for 2-vehicles. Low-maintenance, well-screened rear garden.
- Communal 'Green' to front of property with children's play area.
- Short walk to schools & nurseries.
- EPC Rating: C.
- Council Tax Band: C.





Ground Floor  
Approximate Floor Area  
434.53 sq ft  
(40.37 sq m)

First Floor  
Approximate Floor Area  
372.64 sq ft  
(34.62 sq m)

Approximate Gross Internal Area = 74.99 sq m / 807.18 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Cuckfield

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