



**Lligwy**  
London Lane, Cuckfield, RH17 5BL



**Mark Reville & Co**

## Lligwy

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Guide Price £500,000

This attractive semi-detached house offers bright and well planned accommodation benefiting from gas central heating and double glazing. The house features a delightful rear garden extending to about 70 feet in length arranged mainly as level lawn with a wide paved sun terrace. The accommodation comprises: 3 bedrooms, a refitted shower room, downstairs cloakroom, a good size double aspect sitting and dining room, and a fitted kitchen complete with appliances. The house is set well back from the road and there is an attached garage approached by a drive with turning space together with a layby offers parking for 3 vehicles. There is excellent scope for an extension either to the side or rear, subject to obtaining the usual planning consents.

Situated in this sought after village location just a short walk to Cuckfield's historic High Street with its parish church, good local shops, amenities, the well regarded Holy Trinity Primary and Warden Park Schools. Haywards Heath lies 1.7 miles to the east offering a mainline station with its fast and frequent service to central London (Victoria/London Bridge 42-45 minutes), a wide range of shops, an array of restaurants, a modern leisure centre, Sainsbury's and Waitrose



superstores. The A23 lies just over 3 miles to the west providing a direct route to the motorway network, Gatwick Airport is 12.2 miles to the north and the cosmopolitan city of Brighton and the coast is 16.2 miles to the south. There is a golf course to the north of the village and the South Downs National Park is within an easy drive offering a beautiful natural venue for countryside walking.

## GROUND FLOOR

**Fully enclosed Entrance Porch** Double glazed front door. Double glazed window. Quarry tiled floor. Glazed panelled door to:

**Hall** Understairs cupboard. Radiator. Wood effect laminate flooring.

**Cloakroom** Close coupled wc, recessed basin with mixer tap. Ceiling downlighters. Half tiled walls. Wood effect laminate flooring.

**Sitting and Dining Room** 23'10" x 11'4" (7.26m x 3.45m) Natural stone fireplace and hearth with live flame coal effect gas fire. Double glazed picture window to front. TV aerial point. Telephone point. Wood effect laminate flooring. Double glazed sliding door to rear garden.

**Kitchen** 10'6" x 9' (3.20m x 2.74m) Fitted with an attractive range of timber fronted units comprising inset stainless steel sink with mixer tap, extensive adjacent L shaped laminate work surface, cupboards and drawers under. Integrated AEG **washing machine**, integrated Zanussi **dishwasher**. Built-in Zanussi brushed steel **electric double oven**, cupboards under and over. Fitted Zanussi brushed steel **4 ring gas hob** with concealed extractor hood over. Range of wall cupboards. Wall mounted Potterton gas boiler. Tall recess ideal for upright fridge/freezer, adjacent tall storage cupboard. Part tiled walls. Tiled floor.

## FIRST FLOOR

**Landing** Hatch with pull down ladder to loft space. Built-in slatted shelved airing cupboard housing pre-insulated hot water cylinder. Double glazed window.

**Bedroom 1** 11'8" x 10'7" (3.56m x 3.23m) Built-in double wardrobe. TV aerial point. Double glazed window. Radiator.

**Bedroom 2** 11'1" x 9'7" (3.38m x 2.92m) Built-in double wardrobe. Double glazed window. Radiator.

**Bedroom 3** 8'6" x 6'10" (2.59m x 2.08m) Comprehensive range of fitted floor to ceiling book shelving. Double glazed window. Radiator.

**Shower Room** Glazed shower cubicle, basin with mixer tap, cupboard and drawers under, wc with concealed cistern. Heated ladder towel warmer/radiator. Extractor fan. Ceiling downlighters. Double glazed window. Fully tiled walls. Tiled floor.

## OUTSIDE

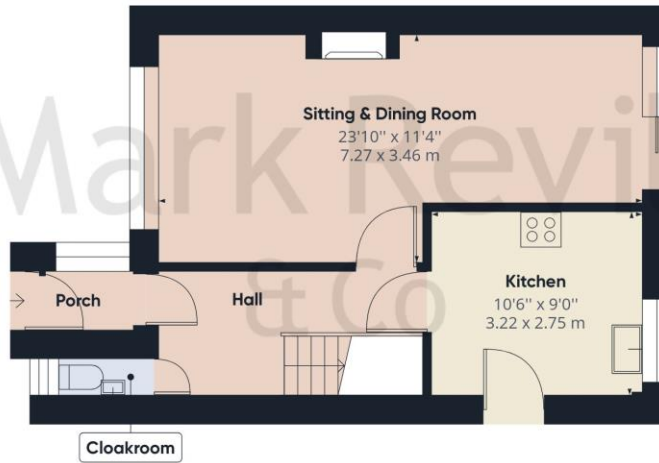
**Attached Garage** 18'1" x 8'4" (5.51m x 2.54m) Up and over door. Light and power points. Gas and electric meters. Double glazed window. Double glazed rear door.

**Drive** Offering parking for **2 vehicles** plus parking for **further vehicle** on adjacent layby.

**Front Garden** Arranged with two areas of lawn with flower and shrub borders planted with a variety of shrubs including fig tree, roses, hydrangeas and hollyhocks. Side access with gate to:

**Lovely Rear Garden** About 70 feet (21.34m) in length. Arranged with a wide paved sun terrace opening to a level well tended lawn flanked by shaped herbaceous borders containing a variety of plants, shrubs and small trees including roses, hydrangeas, pieris, passion flower, acer, etc. **Greenhouse. Timber shed.** Outside light and water tap. The garden is fully enclosed by close boarded fencing and clipped hedge to the rear boundary.



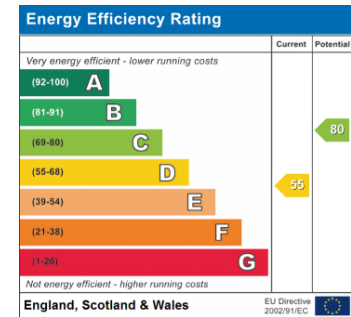


Ground Floor

**Approximate total area<sup>(1)</sup>**  
859.28 ft<sup>2</sup>  
79.83 m<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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