



20 Burrell Green
Cuckfield, RH17 5HT

■ ■ ■ Mark Revall & Co

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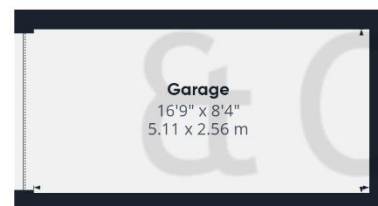
Guide Price £365,000 Freehold

A splendid two bedroom end of terrace home, ideally positioned within a sought after village location and offered with no onward chain. The well presented accommodation comprises a modern fitted kitchen, convenient downstairs cloakroom, and a bright living/dining room featuring patio doors that open directly onto the rear garden, perfect for both everyday living and entertaining. To the first floor are two good sized bedrooms along with a recently refitted contemporary bathroom. The property has been updated within the last couple of years, including new flooring throughout, creating a fresh and modern feel. Being situated at the end of the terrace, the home enjoys additional privacy and further benefits from a garage in a nearby block with electrics, as well as ample parking. The rear garden, enclosed by a brick wall, is mainly laid to lawn and enjoys a southerly aspect, complemented by a delightful patio area ideal for outdoor dining and relaxation. An ideal purchase for first time buyers, downsizers, or investors alike, this attractive home combines modern living with a charming village setting.

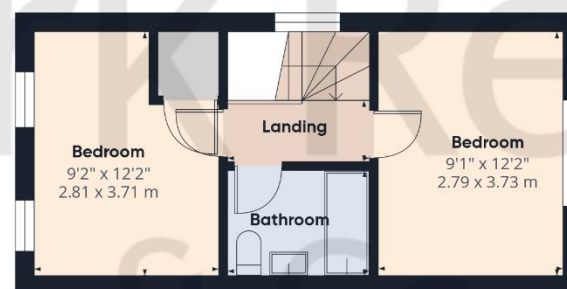
Burrell Green is a small cul-de-sac lying off Blunden Drive in this popular edge of village location yet within walking distance of Cuckfield historic High Street with its local shops, amenities and parish church. The well regarded Warden Park School and Holy Trinity Primary School are close at hand and there are several footpaths in the locality offering a variety of walks. Haywards Heath is about 2.5 miles to the east offering a comprehensive range of shops, an array of restaurants, leisure complex and a mainline railway station providing fast and frequent services to central London (Victoria/London Bridge 42-45 minutes). The A23 lies 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 just under 17 miles to the south, whilst the South Downs National Park and Ashdown Forest are within a short drive offering a natural venue for countryside pursuits.



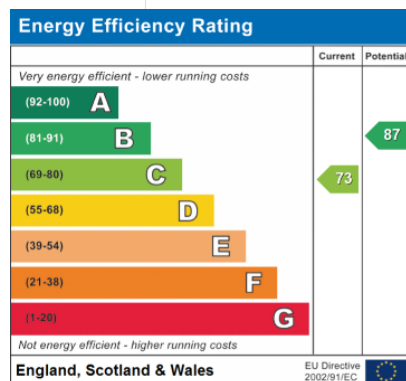




Ground Floor



Floor 1



Approximate total area^m

734 ft²

68.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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