



121, Cuckfield Road, Hassocks, BN6 9RS

Spencer
& Leigh

121, Cuckfield Road,
Hassocks, BN6 9RS

£985 Per Month -

- Two bedroom cottage
- Characterful features
- Lounge & separate dining room
- Good size kitchen with plenty of storage
- Family bathroom with shower over bath
- Easy to manage rear garden with side access
- Gas fired central heating
- Double glazed windows
- Available now, unfurnished
- Popular location

This charming cottage is situated at the end of a small terrace, part of which was formally a Catholic Church. The accommodation on the ground floor features a cosy lounge together with a separate dining room and a kitchen. The two bedrooms along with the bathroom are located on the first floor. There is a low maintenance patio garden to the rear of the cottage and pleasant views to the front. Offered to let for 12 months initially, the unfurnished accommodation has gas fired central heating and double glazed windows. The location is particularly popular falling within walking distance of nearby shops and cafe's. Viewing is recommended.



Entrance hall

Lounge
11'6 x 10'9

Kitchen
10'7 x 5'11

Dining room
10'7 x 8'6

Landing

Bedroom one
12'9 x 10'3

Bedroom two
11'1 x 6'1

Bathroom
8'6 x 7'8

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

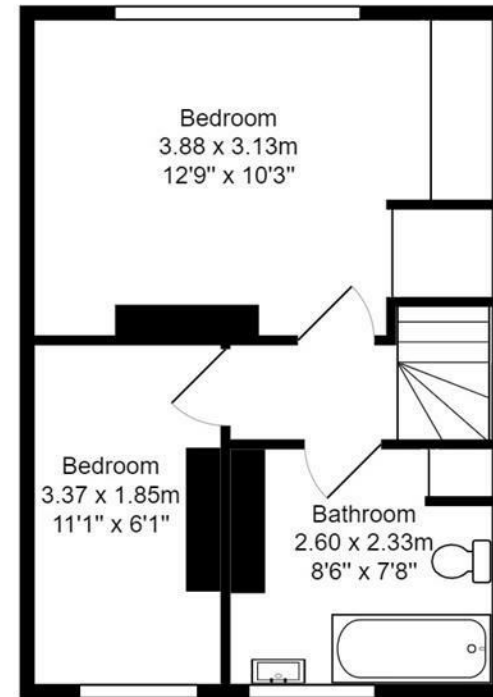
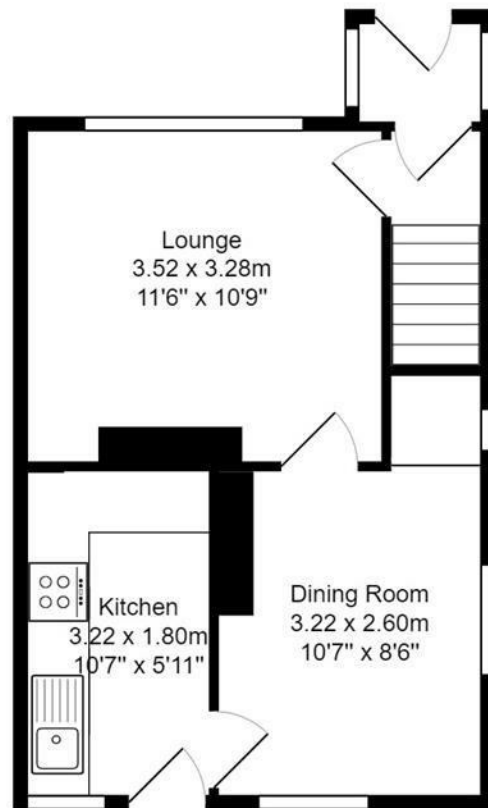
w: www.spencerandleigh.co.uk



Council:-
Council Tax Band:-

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 48 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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Total Area: 61.0 m² ... 657 ft²