



3 Crocodile Cottages, London Road, Danehill, RH17 7HS

Guide Price £400,000 Freehold

Mansell McTaggart Lindfield



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PLEASE WATCH VIEWING VIDEO

2 double bedroom charming village property which was formerly The Crocodile public house and is believed to have been converted into a terrace of only three properties in the 1970's. The cottage is situated in this popular village close to open countryside.

The accommodation comprises: front door into **Entrance Lobby** tiled floor, door to inner hall. **Cloakroom/WC** white suite, low level WC, wash basin, radiator and window. **Inner Hall** timber tread stairs to first floor, exposed wall / ceiling timbers. **Dining Area** shelving, exposed wall / ceiling timbers, storage cupboard, wall light. **Sitting Room** a lovely double aspect room, bow front window, exposed wall / ceiling timbers, feature open fireplace, oak mantle, brick surround / hearth, wall lighting, TV / Telephone points, 2 radiators and windows. Re-fitted **Kitchen / Breakfast Room** double aspect, work surface, sink unit, mixer tap, plumbing for washing machine and dishwasher, drawers and cupboards, space for electric cooker, extractor, part tiled walls, space for fridge/freezer, space for table, tiled flooring, downlighters, hatch to insulated roof space, phone point, windows and door to garden. **First Floor** Landing with new carpet, airing cupboard, hatch with ladder to roof space. **Bedroom 1** A bright room with far reaching views, radiator, window, phone point. **Bedroom 2** A multi-purpose L-shaped room, radiator, phone point and side window. **Bathroom** white suite, roll top bath with telephone style mixer tap, modern shower unit, low level WC, bidet, vanity unit, wash basin, cupboards, radiator/towel warmer, electric heater, part tiled walls / flooring and window.



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EPC Rating: E and Council Tax Band: E

Benefits include oil fired central heating (new oil cylinder August 2022), neutral decoration, new carpets and replacement windows.

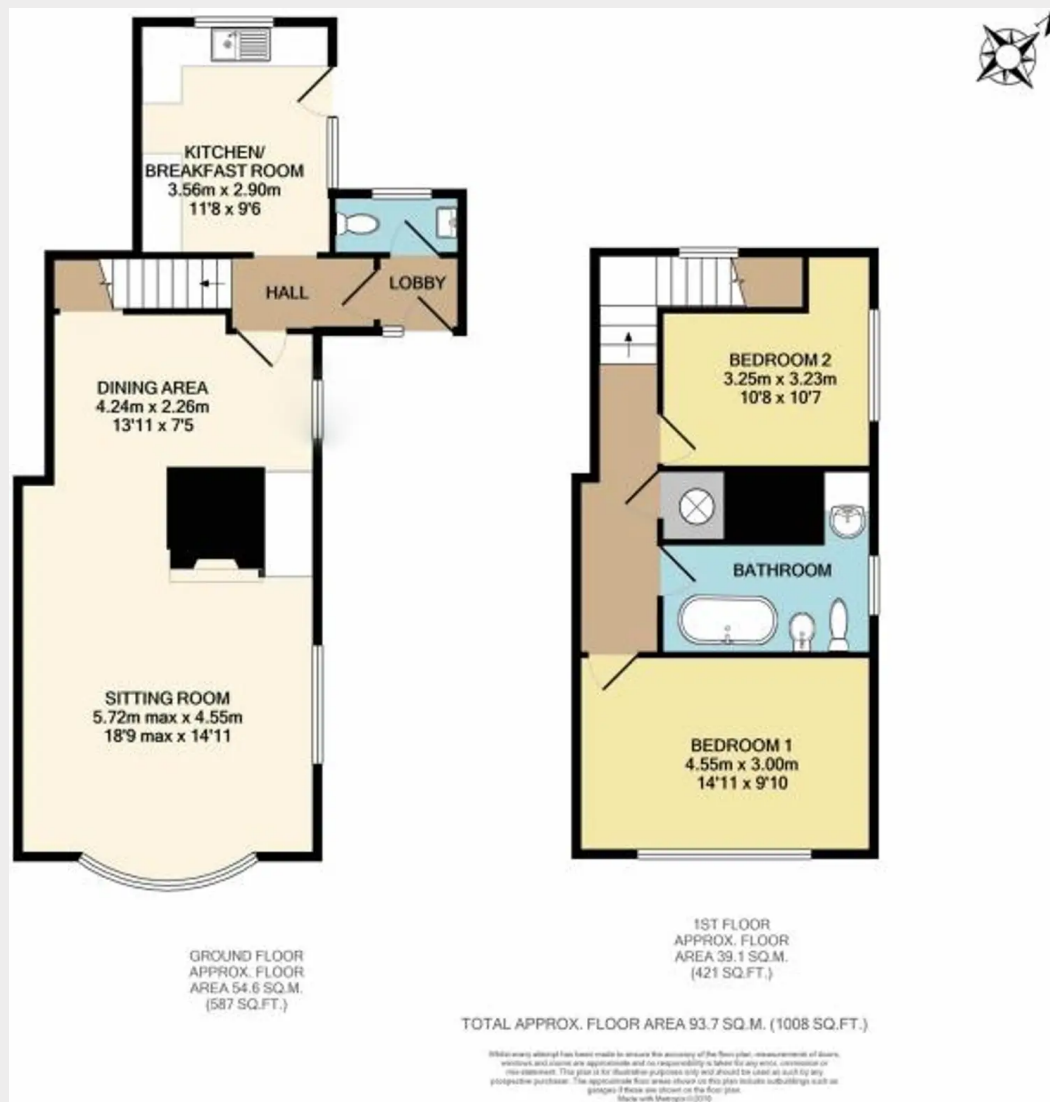
Outside - **Single Garage** opposite with up and over red door plus **2 Allocated Parking spaces**. Access into the **Front / Side Gardens** lawn with flower and shrub beds, mature hedging offering privacy and seclusion. **Rear Garden** (27' deep max x 32' wide max) laid to patio, raised flower and mature shrub borders, enclosed by timber fencing, oil cylinder, log store and boiler (2020).

LOCATION - Crocodile Cottages is situated in the heart of this rural Sussex village and is a short walk of the village Church, Pub & Primary school. The village is surrounded by some of the area's most picturesque rolling countryside interspersed with footpaths & bridleways linking with the neighbouring districts & the Ashdown Forest. Nearby Horsted Keynes provides a local shop, Church, two public houses & Primary school. Comprehensive shopping can be found in Haywards Heath, East Grinstead, Lewes & Brighton.

SCHOOLS - There are some excellent independent schools nearby including Cumnor House (1.1 miles), Great Walstead (4 miles) and Ardingly College (6 miles). The property falls into the catchment area for Chailey Secondary School (6.9 miles) in nearby South Chailey.

STATION - Haywards Heath mainline railway station (6.5 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).





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