



Little Dormers, 26 South Street, RH17 5LB

A charming and characterful Grade II Listed cottage in the desirable village of Cuckfield.



- ▶ Village location
- ▶ Period features
- ▶ Private garden
- ▶ Close to amenities
- ▶ Grade II Listed
- ▶ Off street parking
- ▶ Views over countryside

Little Dormers is a characterful, Grade II Listed, 2 bedroom cottage situated in the heart of the highly desirable village of Cuckfield. To the rear of the property is a lovely, lawned, garden with fantastic views over fields and to the countryside beyond. Further to this is the off street private parking.

The owners have lovingly maintained Little Dormers and although it's full of charm, there is still scope for someone to improve or put their mark on the property subject to the necessary consents.

Inside, the accommodation comprises of an open plan living and dining room with a gorgeous inglenook fireplace, to the rear are two doors, one opening to the garden and the other leading to the kitchen with a range of units and space for appliances. Leading off the kitchen there is a modern, white bathroom.

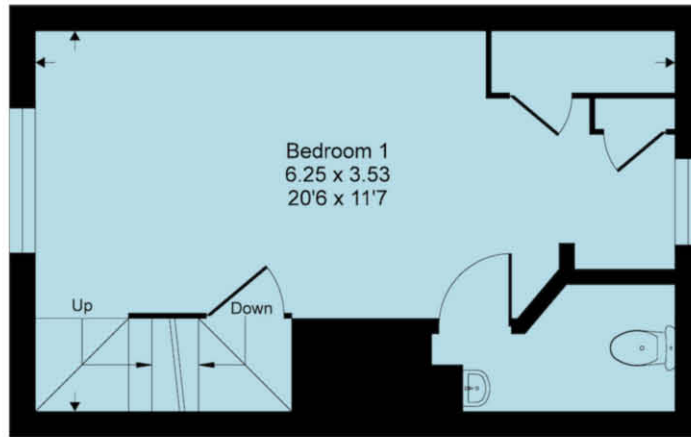
Up the original staircase is the principle bedroom with built in storage and separate washroom/WC. A further staircase from this bedroom takes you up to the second double bedroom with its built in cupboard and a wash-basin. The views to the rear from this bedroom in particular are quite lovely.



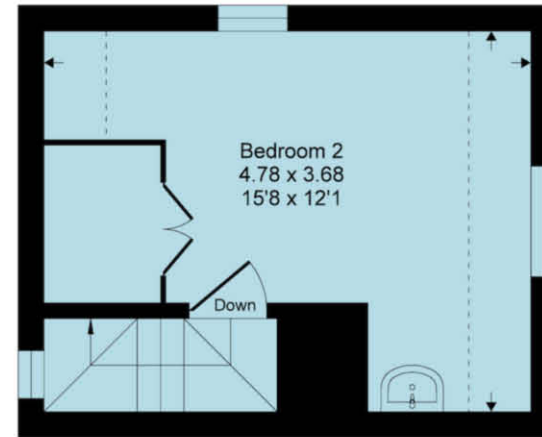


South Street, RH17

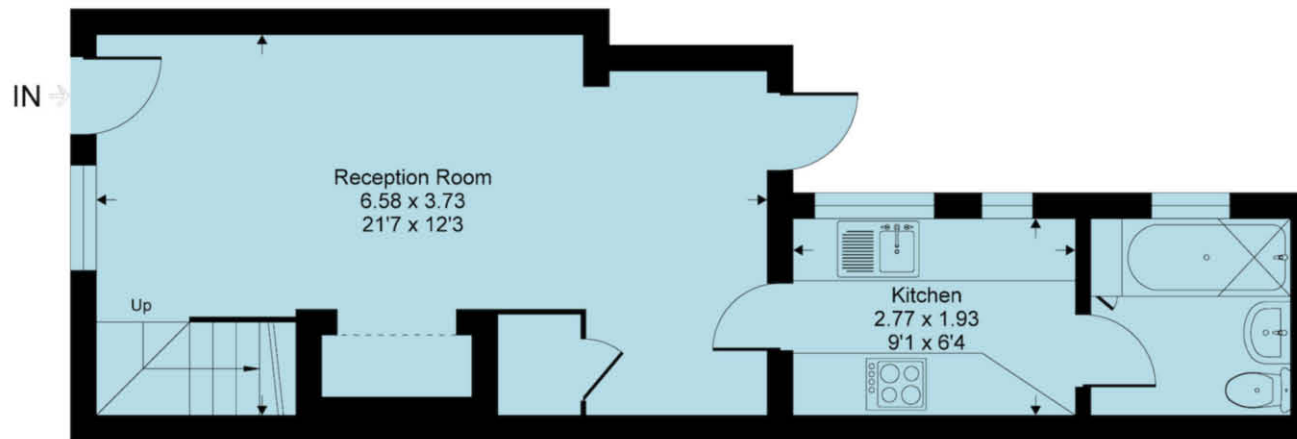
Approximate Gross Internal Area = 72 sq m / 776 sq ft
(excludes restricted head height)



First Floor



Second Floor



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Location

Little Dormers is situated on South Street in the heart of Cuckfield. The picture-postcard pretty village High Street is within easy walking distance and has a good range of range of shops, boutiques, pubs, restaurants and the highly acclaimed Ockenden Manor Hotel with its fine dining restaurant and Spa.

Haywards Heath (1.5 miles distant) provides a more extensive range of shops, restaurants, cafes and bars as well as the mainline railway station and the local leisure centre. There is good access to the A/M23 at either Bolney or Warninglid (5 miles). The property is also situated close to Holy Trinity Primary School, a medical centre and Warden Park Secondary Academy School. Schools: Holy Trinity Primary (0.3 miles) Warden Park Secondary Academy (0.3 miles) Stations: Haywards Heath mainline railway station (3.5 miles away) which provides fast commuter links to London (Victoria/London Bridge both 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). Balcombe (5.3 miles) Three Bridges (10.7 miles)

