



## 26 South Street, Cuckfield

Guide Price £400,000

# 26 South Street

Cuckfield, Haywards Heath

Guide Price £400-425,000

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.

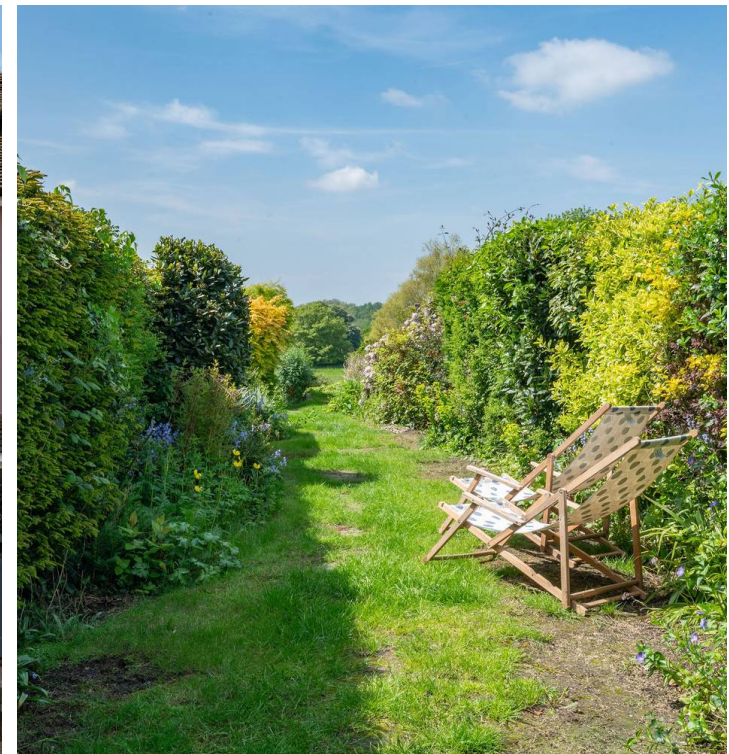
NB. There is an historic right of way through the garden giving access through the side path to Valentines Cottage.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D


EPC Environmental Impact Rating: E

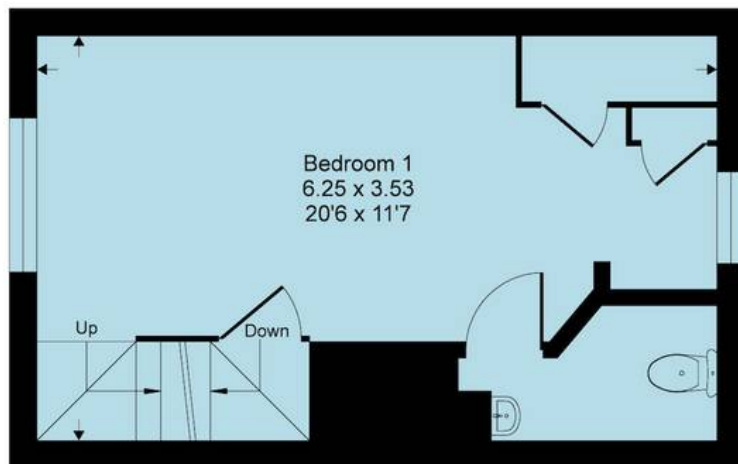


# South Street, RH17

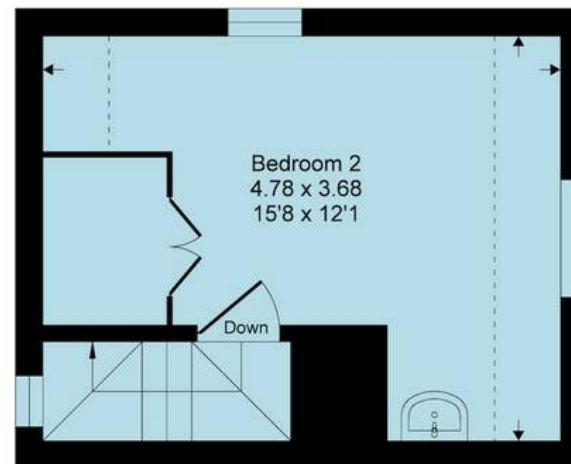
Approximate Gross Internal Area = 72 sq m / 776 sq ft  
(excludes restricted head height)



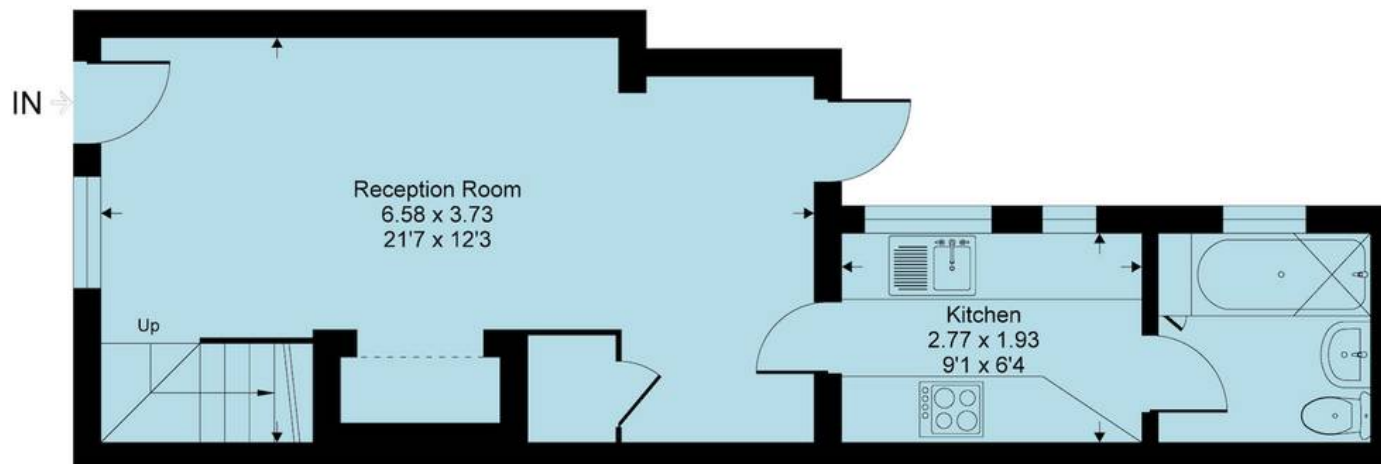
 = Reduced headroom



**First Floor**



**Second Floor**



**Ground Floor**

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