

1 Siren Cottages

Horsgate Lane, Cuckfield, RH17 5AZ

Mark Revill & Co

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Guide Price £400,000 - £425,000 Freehold

A rare opportunity to purchase an attractive three bedroom Victorian semi detached family home, in need of renovation and occupying a generous plot in a tucked-away position within the highly sought after village of Cuckfield. The property offers considerable scope to reconfigure the existing accommodation and/or extend to the side and rear, subject to the necessary planning consents. There is also excellent space and potential within the grounds to create a self-contained annexe, home office or studio, subject to planning. The accommodation is arranged over two floors and currently comprises: an entrance hall, sitting room with open fireplace, separate dining/family room, kitchen with access to the side and rear gardens, utility room and cloakroom on the ground floor. To the first floor are three well-proportioned bedrooms and a family shower room. Externally, the property benefits from a private driveway providing off road parking, while the established side and rear gardens are a particular feature, offering areas of lawn and planting together with excellent space for alfresco dining and outdoor relaxation. Further benefits include gas central heating, attractive character features, a highly sought after location and no onward chain.

An excellent opportunity for those seeking a renovation project with considerable potential to create a wonderful long-term family home.

Situated on picturesque Horsgate Lane, the property enjoys a prime position within the highly sought-after village of Cuckfield, which offers a delightful array of independent shops, traditional pubs and eateries, all set against a backdrop of quintessential English countryside. Holy Trinity Primary School and Warden Park Academy are both within a short walk, as is the esteemed Holy Trinity Church, reflecting the village's rich heritage. For leisure and wellness, the renowned Ockenden Manor Hotel and Spa offers luxurious amenities, including a contemporary spa within a historic Elizabethan manor. Nature enthusiasts will appreciate the nearby High Weald Area of Outstanding Natural Beauty, providing scenic trails and opportunities for a variety of outdoor pursuits. Commuters benefit from excellent transport links, with Haywards Heath railway station just a short drive away, providing regular services to London and the south coast.





















Ground Floor

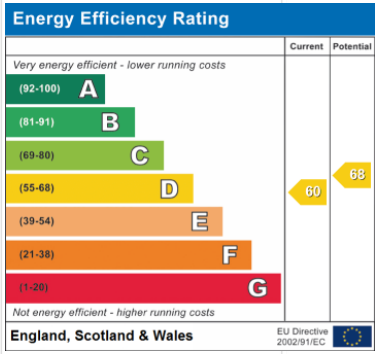


Floor 1

Approximate total area(1)

918 ft²

85.3 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

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